

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, October 21, 1983

at 9:00 A.M., 10:30 A.M., 2:00 P.M. and 3:00 P.M.

The following were present and constituted a quorum:

Jack Guthman
Chairman

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

Absent-
John P. Kringas

MINUTES OF MEETING

October 21, 1983

Mr. Keane moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on September 16, 1983 (as submitted and signed by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

The Board thereupon held its regular meeting, taking the action designated on the face of the resolutions.

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

APPLICANT: Marc and Marcy Singer
 APPEARANCES FOR: Marc Singer
 APPEARANCES AGAINST:

CAL. NO. 286-83-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 October 21, 1983

PREMISES AFFECTED— 1720 N. Mohawk Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

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

THE RESOLUTION:

WHEREAS, Marc and Marcy Singer, for American National Bank, Tr. No. 56117, owners, filed August 4, 1983, an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a one-story 17.5 ft. by 22 ft. addition to the rear of a two-story frame single family residence whose north side yard will be one foot instead of 2.5 feet, on premises at 1720 N. Mohawk Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 22, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1983 after due notice thereof by publication in the Chicago Tribune on October 3, 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 the property is 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 this district in that an addition, consisting of a family room and a bedroom, is necessary to meet the needs of the family of the applicant; that the plight of the owner is due to unique circumstances in that the existing building is built one foot from the north lot line and compliance with the north side yard requirement would alter the aesthetic and architectural character of the dwelling; that the variation, if granted, will not alter the essential character of the locality in that the use is compatible with the existing improvements in the area; it is therefore

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

MINUTES OF MEETING

October 21, 1983

Cal. No. 286-83-Z

one-story 17.5 ft. by 22 ft. addition to the rear of a two-story frame single family residence whose north side yard will be one foot instead of 2.5 feet, on premises at 1720 N. Mohawk 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: Edward Saltzberg
 APPEARANCES FOR: Robert Eiden
 APPEARANCES AGAINST:

CAL. NO. 287-83-S
 MAP NO. 10-G
 MINUTES OF MEETING
 October 21, 1983

PREMISES AFFECTED— 1340 W. 44th Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
		x

THE RESOLUTION:

WHEREAS, Edward Saltzberg, for Capitol Bank & Trust Co., Tr. #468, filed September 19, 1983, an application for a special use under the zoning ordinance for the approval of an off-site accessory parking lot for the parking of private passenger automobiles to replace the 45 on-site parking spaces on premises at 4400 S. Packers Avenue which will be eliminated by a proposed one-story addition to the existing manufacturing building, in an M3-3 Heavy Manufacturing District, on premises at 1340 W. 44th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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 Sections 5.8-2 and 10.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1983 after due notice thereof by publication in the Chicago Tribune on October 3, 1983; and

WHEREAS, the district maps show that the premises are located in an M3-3 Heavy Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an M3-3 Heavy Manufacturing District; that the proof presented indicates that an off-site parking lot is necessary for the public convenience at this location to replace an on-site parking lot on premises at 4400 S. Packers Avenue, which will be eliminated by a proposed addition to an existing manufacturing building; that the public health, safety and welfare will be adequately protected in the operation of the parking lot which is an expansion of an existing improved off-site parking lot and which meets code requirements; that the use of the premises as a parking lot will be compatible with existing improvements in the area and will not cause substantial injury to other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot, on premises at 1340 W. 44th Street, to replace the 45 on-site parking spaces on premises at 4400 S. Packers Avenue which will be eliminated by a proposed one-story addition to the existing manufacturing building, 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: Esperanza School Association of Chicago
 APPEARANCES FOR: Edward M. Grabill
 APPEARANCES AGAINST:

CAL. NO. 288-83-Z
 MAP NO. 1-H
 MINUTES OF MEETING
 October 21, 1983

PREMISES AFFECTED-- 520 N. Marshfield 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, Esperanza School Association of Chicago, owner, filed September 15, 1983, an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a one-story gymnasium and auditorium addition to the south side of a three-story school which exceeds the allowable floor area, on premises at 520 N. Marshfield Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.6-3 and 11.7-4(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1983 after due notice thereof by publication in the Chicago Tribune on October 3, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that the 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 to be located in that the proposed addition is necessary to provide needed recreational facilities for the mentally retarded children and adults served by the school; that the plight of the owner is due to unique circumstances in that the applicant is an established institution in the community and relocation of the facility would pose hardships on the community; that the variation, if granted, will not alter the essential character of the locality in that the design of the proposed addition will provide ample south, west and east setbacks, even though the addition will exceed the allowable floor area; it is therefore

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

MINUTES OF MEETING

October 21, 1983

Cal. No. 288-83-Z

story gymnasium and auditorium addition to the south side of a three-story school which exceeds the allowable floor area, on premises at 520 N. Marshfield Avenue, upon condition that the proposed one-story addition shall be constructed in accordance to the plans submitted; 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: Gerald Brin
 APPEARANCES FOR: Gerald Brin
 APPEARANCES AGAINST: Henry Novasalsky, et al.
 PREMISES AFFECTED— 3256 W. Bryn Mawr Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 289-83-S
 MAP NO. 15-J
 MINUTES OF MEETING
 October 21, 1983

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, Gerald Brin, for Sam and Renay Toporek, owners, filed August 16, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of an automatic self-service laundrette in a proposed one-story brick building, in a B2-2 Restricted Retail District, on premises at 3256 W. Bryn Mawr Avenue, and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1983 after due notice thereof by publication in the Chicago Tribune on October 3, 1983; and

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

WHEREAS, that 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 subject site is currently vacant and unimproved; that it is proposed to construct a one-story brick building and establish an automatic self-service laundrette with 36 washers and 26 dryers; that the proposed use is necessary for the public convenience at this location in that to the north and south of the subject site are located multi-residential districts with a large concentration of apartment buildings which indicates the need for such a facility; that the public health, safety and welfare will be adequately protected in that the laundrette will be operated in compliance with all city regulations governing automatic laundrettes, and that additional, though not required, off-street parking for three automobiles will be provided; and that the new construction and establishment of a laundrette will not cause substantial injury to the value of other property in the neighborhood in which it is located in that the use will be compatible with the business uses on W. Bryn Mawr Avenue; it is therefore

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

MINUTES OF MEETING

October 21, 1983
Cal. No. 289-83-S

Zoning Administrator is authorized to permit the establishment of an automatic self-service launderette in a proposed one-story brick building, on premises at 3256 W. Bryn Mawr Avenue, upon condition that all washing machines shall not exceed 16 lb. capacity; that full time attendants shall remain on the premises during the hours of operation which shall be limited to the hours between 7 A.M. through 9 P.M., daily, 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: Melvin E. Green
 APPEARANCES FOR: William M. Rubenstein
 APPEARANCES AGAINST:

CAL. NO. 290-83-S
 MAP NO. 1-G
 MINUTES OF MEETING
 October 21, 1983

PREMISES AFFECTED— 1458-60 W. Hubbard Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Melvin E. Green, for Melvin E. Green and Sheldon Green, owners, filed September 16, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of an accessory off-site parking lot for the parking of private passenger automobiles, in an M1-2 Restricted Manufacturing District, on premises at 1458-60 W. Hubbard Street, to satisfy the parking requirements for a proposed factory to be erected at 1444 W. Hubbard Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically Section 10.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1983 after due notice by publication in the Chicago Tribune on October 3, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an M1-2 Restricted Manufacturing District; that the proof presented indicates that a parking lot is necessary for the public convenience at this location to provide required off-street parking for the employees of a proposed factory to be erected at 1444 W. Hubbard Street; that the public health, safety and welfare will be adequately protected in the design and operation of the parking lot to be improved and operated under the conditions hereinafter set forth and that the said parking lot will be compatible with existing improvements in the area and will not cause substantial injury to other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an accessory off-site parking lot for the parking of private passenger automobiles, on premises at 1458-60 W. Hubbard Street, to satisfy the parking requirements for a proposed factory to be erected at 1444 W.

MINUTES OF MEETING

October 21, 1983

Cal. No. 290-83-S

Hubbard Street, upon condition that no use shall be made of the premises for the purpose requested until the following conditions have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be enclosed with a chain link fence; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that lighting shall be provided; that ingress and egress shall be from W. Hubbard Street; that the driveway shall be constructed in accordance with the Driveway Ordinance which specifies three foot straight flares on each approach; that the hours of operation shall be limited to the hours between 7 A.M. and 11 P.M.; 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 of the provisions of this resolution have been complied with.

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

APPLICANT:

Marc and Jack Berger

CAL. NO. 291-83-Z

APPEARANCES FOR:

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING

October 21, 1983

PREMISES AFFECTED—

1856-64 N. Halsted Street

SUBJECT—

Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Case continued to
December 16, 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: Enrico Plati

CAL. NO. 292-83-Z

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING
October 21, 1983

PREMISES AFFECTED— 2334 N. Geneva Terrace

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

ACTION OF BOARD—

Case taken under
advisement until
November 18, 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: Norwegian-American Hospital, Inc.
APPEARANCES FOR: John J. Pikarski
APPEARANCES AGAINST:

CAL. NO. 293-83-Z
MAP NO. 3-I
MINUTES OF MEETING
October 21, 1983

PREMISES AFFECTED— 1044 N. Francisco 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		
Abstain		
		X

THE RESOLUTION:

WHEREAS, Norwegian-American Hospital, Inc, owner, filed September 21, 1983, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of additions to the 3rd, 4th and 5th floors of a five-story hospital building which will exceed the allowable floor area, on premises at 1044 N. Francisco Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 19, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.6-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1983 after due notice thereof by publication in the Chicago Tribune on October 3, 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 questions 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 this district in that the proposed additions, which will eliminate an existing courtway, will facilitate expanded services in the hospital; that the plight of the owner is due to unique circumstances in that the proposed additions will eliminate a courtway which has been difficult to maintain; and that the variation, if granted, will not alter the essential character of the locality in that the proposed additions will enclose an interior courtway on the 3rd, 4th and 5th floors and will not alter the periphery of the hospital building; 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 additions to the 3rd, 4th and 5th floors of a five-story hospital building which will exceed the allowable

MINUTES OF MEETING

October 21, 1983

Cal. No. 293-83-Z

floor area, on premises at 1044 N. Francisco 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: Keith E. Nickels
 APPEARANCES FOR: Arthur Janura
 APPEARANCES AGAINST:

CAL. NO. 294-83-S
 MAP NO. 2-F
 MINUTES OF MEETING
 October 21, 1983

PREMISES AFFECTED— 708-22 S. Clark 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, Keith E. Nickels, for American National Bank Tr. No. 48745, owner, filed August 22, 1983, an application for a special use under the zoning ordinance for the approval of the location and the expansion of an existing attendant public parking lot for the parking of private passenger automobiles, in a C3-6 Commercial-Manufacturing District, on premises at 708-22 S. Clark Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 15, 1983 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 9-4-3."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1983 after due notice thereof by publication in the Chicago Tribune on October 3, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a C3-6 Commercial-Manufacturing District; that the proof presented indicates that the proposed expansion is an unimproved parcel of land located adjacent to an existing public parking lot, on premises at 746 S. Clark Street; that the proposed expansion is necessary for the public convenience at this location in that this is a high density area with a great need for public parking; that the public health, safety and welfare will be adequately protected in the design, location and operation of the said parking lot to be operated under the conditions hereinafter set forth; and that the said parking lot with a terminal date of October 21, 1988 will be compatible with the 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 expansion of an existing attendant public parking lot for the parking of private passenger automobiles, on premises at 708-22 S. Clark

MINUTES OF MEETING

October 21, 1983

Cal. No. 294-83-S

Street, upon condition that no use shall be made of the premises for the purpose requested until the following conditions have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon 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 guard rails shall be erected on the periphery of the lot; 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 and egress shall be from S. Clark Street; that there shall be no ingress nor egress from the public alley abutting the subject site to the west; that the hours of operation shall be limited to the hours between 7 A.M. and 5:30 P.M. Monday through Friday; 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 October 21, 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 have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: Philip Marrera
APPEARANCES FOR: Scott Peters
APPEARANCES AGAINST:

CAL. NO. 295-83-S
MAP NO. 2-E
MINUTES OF MEETING
October 21, 1983

PREMISES AFFECTED-- 915-19 S. State Street
SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Philip Marrera, for LaSalle National Bank, Tr. No. 27478, owner, filed August 23, 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 B6-6 Restricted Central Business District, on premises at 915-19 S. State Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.3-6."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1983 after due notice thereof by publication in the Chicago Tribune on October 3, 1983; and

WHEREAS, the district maps show that the premises are located in a B6-6 Restricted Central Business District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B6-6 Restricted Central Business District; that the proof presented indicates 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 October 21, 1988, will be compatible with the mixed business and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator in authorized to permit the establishment of a public parking lot for the parking of private passenger automobiles, on premises at 915-19 S. State Street, upon condition that no use shall be made of the premises for the purpose requested until the following

MINUTES OF MEETING

October 21, 1983

Cal. No. 295-83-S

conditions have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that adequate drainage shall be provided by the use of drainage tiles within the property, running to an established City of Chicago sewer; that the drainage shall not run directly into City streets; that lighting shall be provided; that ingress and egress shall be from S. State Street and S. Holden Court; that guard rails shall be erected on the periphery of the lot; that striping shall be provided; that the hours of operation shall be limited to the hours between 7 A.M. and 5:30 P.M., Monday through Friday; 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 October 21, 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 have been made by his department that all of the provisions of this resolution have been complied with.

APPLICANT: Clark Place Venture
 APPEARANCES FOR: Richard Youhn
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 2143-51 N. Clark Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

CAL. NO. 296-83-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 October 21, 1983

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, Clark Place Venture, for the City of Chicago, owner, filed August 24, 1983, and subsequently amended, an application for a variation of the zoning ordinance to permit, in an R6 General Residence District, the erection of a three-story eight-apartment building (townhouse units) with two bay windows each on the 2nd and 3rd floor levels projecting three feet into the required front yard, with no rear yard instead of 30 feet and with a waiver of the one required loading dock, on premises at 2143-51 N. Clark Street; and

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

"Application not approved. Requested certification does not confor with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicagi, specifically, Section 7.11-6."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1983 after due notice thereof by publication in the Chicago Tribune on October 3, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R6 General Residence District; that the subject site is officially designated as a D.U.R. parcel and is located in the Lakefront Protection Area; 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 structure is the most practical and economically feasible development of the subject site and that due to the confirguration of the proposed structure, which extends from lot line to lot line, it would be extremely difficult to provide a loading dock; that the plight of the owner is due to unique circumstances in that any alternative development plan would contravene the desires of the community for family-sized dwelling units and appropriate open area; that the variation, if granted will not alter the essential character of the locality in that the proposed use will be compatible with the existing residential uses in the area; it is therefore

MINUTES OF MEETING

October 21, 1983

Cal. No. 296-83-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a three-story eight apartment building (townhouse units) with two bay windows each on the 2nd and 3rd floor levels projecting three feet into the required front yard, with no rear yard instead of 30 feet and with a waiver of the one required loading dock, on premises at 2143-51 N. Clark 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: Calvin Hall
 APPEARANCES FOR: Calvin Hall
 APPEARANCES AGAINST:

CAL. NO. 297-83-Z
 MAP NO. 22-H
 MINUTES OF MEETING
 October 21, 1983

PREMISES AFFECTED— 2014 W. Hopkins Place
 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, Calvin Hall, owner, filed August 30, 1983, an application for a variation of the zoning ordinance to permit, in an R1 Single Family Residence District, the erection of a one-story 12 ft. by 12.9 ft. addition to the rear of a two-story residence whose rear yard will be 11.73 feet instead of 30 feet., on premises at 2014 W. Hopkins Place; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.9-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1983 after due notice thereof by publication in the Chicago Tribune on October 3, 1983; and

WHEREAS, the district maps show that the premises are located in an R1 Single Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R1 Single Family Residence District; that the proof presented indicates that the property in question cannot yield a reasonable return nor can it be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition, consisting of a television/family room, is necessary to meet the needs of the family of the applicant; that the plight of the owner is due to unique circumstances in that the proposed addition is situated in the only feasible area which would not alter the architectural and esthetic details of the existing residential building; that the variation, if granted, will not alter the essential character of the locality in that the use is compatible with the existing improvements in the area; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a one story 12 ft. by 12.9 ft. addition to the rear of a two story residence whose rear yard will be 11.73 feet instead of 30 feet, on premises at 2014 W. Hopkins Place, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Peggy Ann Woltman
 APPEARANCES FOR: Bruno Woltman
 APPEARANCES AGAINST:

CAL. NO. 298-83-Z
 MAP NO. 26-J
 MINUTES OF MEETING
 October 21, 1983

PREMISES AFFECTED— 3537 W. 103rd Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Peggy Ann Woltman, for Peggy Ann and Bruno Woltman, owners, filed August 30, 1983, an application for a variation of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of a one-story 9 ft. by 13 ft. addition to the rear of a one-and-a-half story residence whose rear yard will be 10.5 feet instead of 30 feet, on premises at 3537 W. 103rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 30, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1983 after due notice thereof by publication in the Chicago Tribune on October 3, 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 proposed use is to be located in an R2 Single Family Residence District; that the proof presented indicates that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the proposed addition, consisting of a solar greenhouse room, adds to the amenities of the existing residential building; that the plight of the owner is due to the limited lot size; that the variation, if granted, will not alter the essential character of the locality in that it will be consistent with existing improvements in the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a one-story 9 ft. by 13 ft. addition to the rear of a one-and-a-half story residence whose rear yard will be 10.5 feet instead of 30 feet, on premises at 3537 W. 103rd 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: Christ Family Missionary Baptist Church
 APPEARANCES FOR: Orville E. Hambright, Jr.
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 10540-56 S. Halsted Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 299-83-S
 MAP NO. 26-G
 MINUTES OF MEETING
 October 21, 1983

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, Christ Family Missionary Baptist Church, owner, filed August 31, 1983, an application for a special use under the zoning ordinance for the approval of the location and the erection of a one-story church building, in a B4-1 Restricted Service District, on premises at 10540-56 S. Halsted Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1983 after due notice thereof by publication in the Chicago Tribune on October 3, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B4-1 Restricted Service District; that on February 21, 1975 the Board approved a special use application for the erection of a church building on the subject site; that the prior application, Cal. No. 29-75-S is made part of the record; that the proof presented indicates that the previously approved church building was erected on the subject site and later destroyed by an explosion; that the proposed church is necessary for the public convenience at this location to accommodate the needs of the congregation who live in the immediate area; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed church which will provide adequate off-street parking and a redwood fence along the west lot line; and that the proposed use is 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 erection of a one-story church building,

MINUTES OF MEETING

October 21, 1983

Cal. No. 299-83-S

on premises at 10540-56 S. Halsted Street, upon condition that off-street parking shall be provided for 31 automobiles; that the parking area 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 adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that a decorative redwood fence, not less than 6 ft. in height, shall be erected along the west property line; that the driveway to the parking area shall be from W. 106th Street; that the alley abutting the subject site may not be used for ingress nor for egress 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: Luis A. Munos
APPEARANCES FOR: Luis A. Munos
APPEARANCES AGAINST:

CAL. NO. 300-83-A
MAP NO. 6-I
MINUTES OF MEETING
October 21, 1983

PREMISES AFFECTED— 2939 W. 25th 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, Luis A. Munos, for Gonzalo Lopez, owner, filed July 29, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy and ice cream store in a two-story brick store and apartment building, in an R4 General Residence District, on premises at 2939 W. 25th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 26, 1982 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 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 on February 21, 1975 the Board approved the establishment of a restaurant on the first floor of the building on the subject site; that the subject site has been continuously occupied by commercial uses since that time; that the change of use to a candy and ice cream store is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a candy and ice cream store in a two-story brick store and apartment building, on premises at 2939 W. 25th Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 9 P.M.; that there shall be no automatic amusement machines on the premises; that no alcoholic beverages shall be sold 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: Robert and Alice Sylvester
APPEARANCES FOR: Robert Sylvester
APPEARANCES AGAINST:

CAL. NO. 301-83-A
MAP NO. 5-F
MINUTES OF MEETING
October 21, 1983

PREMISES AFFECTED— 1834 N. Sedgwick 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, Robert and Alice Sylvester, owners, filed July 29, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the remodeling of a basement into accessory rooms for the first floor apartment in a three-story and basement brick three-apartment building, in an R5 General Residence District, on premises at 1834 N. Sedgwick 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 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 October 21, 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 the building on the subject site was purchased as a three-apartment building with a duplexed finished basement; that the owner wished to convert the duplexed basement to a fourth dwelling unit but due to the inability to provide additional required parking the owners altered their plans to reflect additional basement rooms only, accessory to the first floor apartment; 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 remodeling of a basement into accessory rooms for the first floor apartment in a three-story and basement brick three-apartment building, on premises at 1834 N. Sedgwick Avenue, upon condition that there shall be no kitchen facilities in the basement and that the building is brought into compliance with building codes; 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: Issa D. Zanayed
APPEARANCES FOR: R.T. Jordan
APPEARANCES AGAINST:

CAL. NO. 302-83-A
MAP NO. 7-G
MINUTES OF MEETING
October 21, 1983

PREMISES AFFECTED— 1158 W. Wrightwood Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case continued to
November 18, 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: Charles May
 APPEARANCES FOR: Charles May
 APPEARANCES AGAINST:

CAL NO. 303-83-A
 MAP NO. 3-M
 MINUTES OF MEETING
 October 21, 1983

PREMISES AFFECTED: 5737 W. North 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, Charles May, for St. Anne Hospital, owner, filed August 3, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an auto parts store in a one-story brick building, in a B1-1 Local Retail District, on premises at 5737 W. North 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 8.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1983; and

WHEREAS, the district maps show that the premises are located in a B1-1 Local Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B1-1 Local Retail District; that the proof presented indicates that the building on the subject site has been occupied for many years by an auto parts store under the B4-1 zoning which was in effect until November 15, 1979 at which time the City Council rezoned the district to B1-1; that the licensing department states that the appellant requires a hardware license, a B2 use, to sell certain products accessory to the auto parts business; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the continued operation of an auto parts store, including the sale of hardware items, in a one-story brick building, on premises at 5737 W. North 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: Lake Region Conference of 7th Day Adventists
 APPEARANCES FOR: Margaret Rauls
 APPEARANCES AGAINST:

CAL. NO. 304-83-A
 MAP NO. 4-J
 MINUTES OF MEETING
 October 21, 1983

PREMISES AFFECTED— 3939 W. 14th 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, Lake Region Conference of 7th Day Adventists, for Lawndale Community School, owner, filed August 5, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a medical clinic on the first floor of a three-story brick building containing a school on the second floor and a custodial apartment on the third floor, in an R4 General Residence District, on premises at 3939 W. 14th Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 October 21, 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 proposed free medical clinic will be operated by the Lake Region Conference of 7th Day Adventists for the benefit of the local community; that under Section 7.3-4(4) of the zoning ordinance, charitable and eleemosynary uses or institutions are permitted uses in an R4 District, provided that no more than 25 percent of the gross floor area or 4,000 sq. ft., whichever is greater, shall be used as office space; 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 medical clinic on the first floor of a three-story brick building containing a school on the second floor and a custodial apartment on the third floor, on premises at 3939 W. 14th Street, upon condition that the hours of operation shall be limited to the hours between 2 P.M. and 9 P.M., Monday; that not more than 25 percent of the gross floor area or

MINUTES OF MEETING

October 21, 1983
Cal. No. 304-83-A

4,000 sq. ft., whichever is greater, shall be used as office space; 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: Cristobal Colon
 APPEARANCES FOR: Cristobel Colon
 APPEARANCES AGAINST:

CAL. NO. 305-83-A
 MAP NO. 5-J
 MINUTES OF MEETING
 October 21, 1983

PREMISES AFFECTED— 2333 N. St. Louis 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, Cristobal Colon, for Jesus Matos, Jr., owner, filed August 9, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of an automobile repair shop in a one-story brick garage building, in an R3 General Residence District, on premises at 2333 N. St. Louis Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 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 April 3, 1950 the Board permitted the operation of an auto repair shop on the subject site, in Cal. No. 125-50-A; that the non-conforming one-story brick garage building on the subject site has been in continuous operation as an automobile repair business; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the re-establishment of an automobile repair shop in a one-story brick garage building, on premises at 2333 N. St. Louis Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 5 P.M., Monday through Friday; that no spray painting, body or tender 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

MINUTES OF MEETING

October 21, 1983

Cal.No. 305-83-A

subject site or on the public property; that the building and use 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: Carlos Llerena
APPEARANCES FOR: Carlos Llerena
APPEARANCES AGAINST:

CAL. NO. 306-83-A
MAP NO. 1-J
MINUTES OF MEETING
October 21, 1983

PREMISES AFFECTED— 3856 N. Bernard Street

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, Carlos Llerena, owner, filed August 11, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of a grocery store in a two-story brick store and apartment building, in an R3 General Residence District, on premises at 3856 N. Bernard Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 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 the non-conforming store in the building on the subject site has been vacant and unoccupied in excess of one year; that under Section 6.4-5 of the zoning ordinance the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Orelle Lewis
 APPEARANCES FOR: Orelle Lewis
 APPEARANCES AGAINST:

CAL. NO. 307-83-A
 MAP NO. 1-J
 MINUTES OF MEETING
 October 21, 1983

PREMISES AFFECTED— 656 N. Hamlin 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, Orelle Lewis, owner, filed August 10, 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 a one-story brick garage building, in an R4 General Residence District, on premises at 656 N. Hamlin Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District in an existing non-conforming garage building; that the proof presented indicates that the subject site has been occupied as a automobile repair shop for the past 14 years; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appelland 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 a one-story brick garage building, on premises at 656 N. Hamlin Avenue, upon condition that no spray painting, body or fender work shall be done on the 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; 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: Ann Economou
 APPEARANCES FOR: Ann Economou
 APPEARANCES AGAINST:

CAL. NO. 308-83-A
 MAP NO. 5-J
 MINUTES OF MEETING
 October 21, 1983

PREMISES AFFECTED— 3579 W. McLean 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, Ann Economou, owner, filed August 10, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a two-and-a-half story frame building as three apartments, in an R3 General Residence District, on premises at 3579 W. McLean Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 9, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1983; and

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

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

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the two-and-a-half story frame building, on pemises at 3579 W. McLean Avenue, as three apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Philip J. Barasch
 APPEARANCES FOR: Philip J. Barasch
 APPEARANCES AGAINST:

CAL. NO. 309-83-A
 MAP NO. 3-M
 MINUTES OF MEETING
 October 21, 1983

PREMISES AFFECTED— 5845-47 W. Augusta Boulevard

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, Philip J. Barasch, owner, filed August 11, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a filling station license for the continued operation of a gasoline service station on a lot improved additionally with a two-story residential building, in an R3 General Residence District, on premises at 5845-47 W. Augusta Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 10, 1983 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-3."

and

WHEREAS, a public hearing was held on this application of the Zoning Board of Appeals at its regular meeting held on October 21, 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 to be located in an R3 General Residence District; that the proof presented indicates that on June 2, 1932 the Board granted a variation of the zoning ordinance permitting the establishment and operation of a gasoline filling station on the subject site, in Cal. No. 95-32-Z; that the existing non-conforming service station has been in continuous operation since that time; the 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 approve a filling station license for the continued operation of a gasoline filling station on a lot improved additionally with a two-story residential building, on premises at 5845-47 W. Augusta Boulevard 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 license PAGE 39 OF MINUTES is issued.

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

APPLICANT: John Symeonides
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 310-83-A
MAP NO. 5-N
MINUTES OF MEETING
October 21, 1983

PREMISES AFFECTED— 7155 W. Grand Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case dismissed for want
of prosecution.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Edgewater Center
 APPEARANCES FOR: R. Cornelius Peters
 APPEARANCES AGAINST:

CAL. NO. 311-83-A
 MAP NO. 13-G
 MINUTES OF MEETING
 October 21, 1983

PREMISES AFFECTED— 1212 W. Balmoral 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, Edgewater Center, for Unity Lutheran Church, owner, filed August 15, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a dance school in an existing one and two-story brick church building, in an R3 General Residence District, on premises at 1212 W. Balmoral Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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 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 October 21, 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 church building; that the proof presented indicates that the owner of the subject premises, Unity Lutheran Church, makes space available to various groups who provide social and educational programs beneficial to the community; that the appellant seeks to use the church's gymnasium to provide a not-for-profit exercise and dance program; that the proposed use is an accessory church activity; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a dance school in an existing one and two-story brick church building, on premises at 1212 W. Balmoral 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: William Gamen
 APPEARANCES FOR: William Gamen
 APPEARANCES AGAINST:

CAL. NO. 312-83-A
 MAP NO. 20-H
 MINUTES OF MEETING
 October 21, 1983

PREMISES AFFECTED— 8424 S. 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, William Gamen, for Albert Molenaar, owner, filed August 16, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a motor vehicle repair license for an existing motorcycle repair business in a one-story brick building, in a B2-1 Restricted Retail District, on premises at 8424 W. Ashland Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 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 in an existing non-conforming commercial building; that the building has been occupied continuously by a motorcycle sales and repair shop for the past 30 years; that only motorcycle repair work is done on the premises 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 approve a motor vehicle repair license for an existing motorcycle repair business in a one-story brick building, on premises at 8424 S. Ashland Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Willa Mae Mason
 APPEARANCES FOR: Roosevelt Conisan
 APPEARANCES AGAINST:

CAL. NO. 313-83-A
 MAP NO. 16-F
 MINUTES OF MEETING
 October 21, 1983

PREMISES AFFECTED— 6953 W. 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, Willa Mae Mason, for Mrs. Watkins, owner, filed August 16, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a second-hand dealer in the store on the first floor of a two-story frame store and apartment building, in a B2-2 Restricted Retail District, on premises at 6953 S. Halsted Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 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 was occupied by a second-hand business for many years under the C1-2 zoning which was in effect until September 26, 1979 at which time the City Council rezoned the district to B2-2; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a second-hand dealer in the store on the first floor of a two-story frame store and apartment building, on premises at 6953 S. Halsted 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; 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: Arrow Auto Parts, Inc.
 APPEARANCES FOR: R.F. Friedeman
 APPEARANCES AGAINST:

CAL. NO. 314-83-A
 MAP NO. 9-L
 MINUTES OF MEETING
 October 21, 1983

PREMISES AFFECTED-- 3550 N. Cicero 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, Arrow Auto Parts, Inc., for Rudy R. Lausch, owner, filed August 16, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a machine shop license in an existing retail automobile parts store, in a B4-1 Restricted Service District, on premises at 3550 N. Cicero Avenue, which, it is alleged, is a permitted accessory use; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 19, 1983 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in a B4-1 Restricted Service District in an existing retail automobile parts store containing 5,850 sq ft. of floor space; that the appellant is seeking a machine shop license for the operation of brake lathes in an area consisting of 288 sq. ft. of floor area; that the proposed use is accessory to the existing automobile parts store; its 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 machine shop license in an existing retail automobile parts store, on premises at 3550 N. Cicero 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: Rafael Coriano
 APPEARANCES FOR: Rafael Coriano
 APPEARANCES AGAINST:

CAL. NO. 315-83-A
 MAP NO. 1-G
 MINUTES OF MEETING
 October 21, 1983

PREMISES AFFECTED— 742 N. Noble Street

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Rafael Coriano, for Jim Hines, owner, filed August 18, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile repair and body shop in a one-story brick garage building on the rear of a lot improved with a three-story apartment building, in an R4 General Residence District, on premises at 742 N. Noble Street; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1983; and

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

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

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

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

APPLICANT: Roy M. Hayes
 APPEARANCES FOR: Roy M. Hayes
 APPEARANCES AGAINST:

CAL. NO. 316-83-A
 MAP NO. 16-G
 MINUTES OF MEETING
 October 21, 1983

PREMISES AFFECTED— 7024 S. Aberdeen Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Roy M. Hayes, for Ollie Tisdale, owner, filed August 22, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of a grocery store in a one-story brick store and apartment building, in an R3 General Residence District, on premises at 7024 S. Aberdeen 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 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 October 21, 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 the non-conforming store in the building on the subject site has been occupied by business uses, the last use being storage; that the establishment of a grocery store is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the re-establishment of a grocery store in the one-story brick store and apartment building, on premises at 7024 S. Aberdeen Street, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 8 P.M., that there shall be no automatic amusement machines on the premises; that no alcoholic beverages shall be sold 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: Sharon Dixon
 APPEARANCES FOR: Cornelius Dixon
 APPEARANCES AGAINST:

CAL. NO. 317-83-A
 MAP NO. 4-J
 MINUTES OF MEETING
 October 21, 1983

PREMISES AFFECTED— 1800 S. Harding 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, Sharon Dixon, for Lucy H. Kindred, owner, filed August 22, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store on the first floor of a two-story brick store and apartment building, in an R4 General Residence District, on premises at 1800 S. Harding Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 22, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 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 on the first floor has been occupied by business uses, the last use having been a fruit market; that the establishment of a grocery store in a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store on the first floor of a two-story brick store and apartment building, on premises at 1800 S. Harding Avenue, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 8 P.M., that there shall be no automatic amusement machines on the premises; that no alcoholic beverages shall be sold 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: Edward Howlett
 APPEALANCES FOR: Edward Howlett
 APPEALANCES AGAINST:

CAL. NO. 318-83-A
 MAP NO. 1-H
 MINUTES OF MEETING
 October 21, 1983

PREMISES AFFECTED— 46 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, Edward Howlett, owner, filed August 22, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of a restaurant on the first floor of a two-story brick building at the rear of a lot improved with a two-story apartment building, in an R4 General Residence District, on premises at 46 N. Damen Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 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 on April 15, 1983, in Cal. No. 109-83-A, the Board denied appellant's appeal to establish a restaurant in the subject building, finding that the store had been closed for five years; that on July 15, 1983, the Board granted appellant leave to re-file his appeal; that the proof presented indicates the former restaurant in the subject building ceased approximately five years ago and that the store has been used as a carpentry business and accessory storage continuously since that time; that the change of use back to a restaurant is proper under Sections 6.4-5 and 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 re-establishment of a restaurant on the first floor of a two-story brick building at the rear of a lot improved with a two-story apartment building, on premises at 46 N. Damen Avenue, upon condition that the hours of operation shall be limited to the hours between 7:00 A.M. and

MINUTES OF MEETING

October 21, 1983

318-83-A

6 P.M., Monday through Saturday; that there shall be no automatic amusement machines on the premises; that no alcoholic beverages shall be sold 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: John Sternal
 HEARANCES FOR: Gregory C. Marrin
 HEARANCES AGAINST:

CAL. NO. 319-83-A
 MAP NO. 12-G
 MINUTES OF MEETING
 October 21, 1983

PREMISES AFFECTED— 4809 S. Loomis 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, John Sternal, owner, filed August 26, 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 4809 S. Loomis Street; 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, Sections 7.5-3, 11.7A-3(4) and 11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1983; and

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

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

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the two-story brick building, on premises at 4809 S. Loomis Street, as three apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Charles Thurow and Dale Hillerman
 APPEARANCES FOR: Peter C. Mayer
 APPEARANCES AGAINST:

CAL. NO. 320-83-A
 MAP NO. 9-F
 MINUTES OF MEETING
 October 21, 1983

PREMISES AFFECTED— 587 W. Hawthorne Place

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Charles Thurow and Dale Hillerman, owners, filed August 26, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a two-and-a-half story frame building as three apartments, partly in an R1 Single Family Residence District and partly in a B4-4 Restricted Service District, on premises at 587 W. Hawthorne Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 28, 1983 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 5.1(2) and 7.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1983; and

WHEREAS, the district maps show that the premises are partly located in an R1 Single Family Residence District and partly in a B4-4 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located partly in an R1 Single Family Residence District and partly in a B4-4 Restricted Service District; that the proof presented indicates that the building on the subject site has been occupied as three apartments since prior to the time of the passage of the zoning ordinance; that the appellants have a right to continue the occupancy of the building as three apartments, provided the building is brought into compliance with building code regulations, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the two-and-a-half story frame building, on premises at 587 W. Hawthorne Place, as three apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: D & D Auto Repair
 APPEARANCES FOR: Donald Macaulay
 APPEARANCES AGAINST: Jim O'Neil

CAL. NO. 321-83-A
 MAP NO. 18-I
 MINUTES OF MEETING
 October 21, 1983

PREMISES AFFECTED— 2641 W. 71st 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, D & D Auto Repair, for Talman Building Associates, owner, filed August 31, 1983 an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a license for the continued operation of an automobile repair shop in a one-story brick garage building, in a B2-1 Restricted Retail District, on premises at 2641 W. 71st Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 October 21, 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 said use is located in a B2-1 Restricted Retail District; that the proof presented indicates that the existing non-conforming garage building on the subject site has been occupied continuously as an automobile repair shop for over 40 years; that on December 28, 1978, the City Council of Chicago rezoned the premises from B4-1 to B2-1; that there are two automobile repair shops occupying the same premises; that the applicant occupies the front 30 feet only of the premises at 2641 W. 71st Street as an automobile repair shop with no spray painting, body or fender work; that the remainder of the building on premises at 7110 S. Talman Avenue, is occupied by Talman Auto Rebuilders, Inc.; 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 a right to continue an automobile repair business, with no spray painting, body or fender work at this location; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the continued operation of an automobile repair shop in a one-story brick garage building, on

MINUTES OF MEETING

October 21, 1983

Cal. No. 321-83-A

premises at 2641 W. 71st 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; that no spray painting, body or fender work shall be done on the premises occupied as D & D Auto Repairs; that all repair work shall be done within the building; that there shall be no accumulation of materials or refuse on the subject site or the public property; that the premises shall be maintained in a proper condition; 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: Queen of Angels Parish
 APPEARANCES FOR: Rev. J.A. Voss
 APPEARANCES AGAINST:

CAL. NO. 322-83-A
 MAP NO. 11-I
 MINUTES OF MEETING
 October 21, 1983

PREMISES AFFECTED— 4412-14 N. Western 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, Queen of Angels Parish, owner, filed September 15, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in a C1-2 Restricted Commercial District, the remodeling of the south first floor portion of a one and two-story accessory gymnasium building for use as a banquet facility and the erection of a second floor 49 ft. by 104 ft. addition for use as a community center and bingo hall, which, it is alleged, is a permitted use and not in violation of the zoning ordinance, on premises at 4412-14 N. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, Sections 6.4-2 and 9.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 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 the appellant proposes to remodel the first floor of an existing non-conforming accessory gymnasium building into a banquet facility and to erect a second floor addition for use as a community center and bingo hall; that the proof presented indicates that the proposed banquet facility, community center and bingo hall are permitted uses in a C1 zone; that the proposed uses are only accessory to the Queen of Angels Parish in that the proposed facilities will be rented to outside organizations in the community for the purpose of raising funds to support the Parish school; that adequate off-street parking to serve the expanded use of the building is available on the Queen of Angels Parish school lot, located to the north of the subject site building, at 4500-16 Western Avenue; 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 is hereby sustained and that the decision of the

MINUTES OF MEETING

October 21, 1983

Cal. No. 322-83-A

Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the remodeling of the south first floor portion of a one and two-story accessory gymnasium building for use as a banquet facility and the erection of a second floor 49 ft. by 104 ft. addition for use as a community center and bingo hall, on premises at 4412-14 N. Western Avenue, upon condition that the required parking for the proposed uses be made available on the existing school parking lot at 4500-16 N. Western Avenue; 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: Saowapak Sukboriboon
 APPEARANCES FOR: Saowapak Sukboriboon
 APPEARANCES AGAINST:

CAL. NO. 323-83-A
 MAP NO. 11-G
 MINUTES OF MEETING
 October 21, 1983

PREMISES AFFECTED— 1352 W. Wilson 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, Saowapak Sukboriboon, for Beacon Manor Apartments, owner, filed August 12, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in the basement store of a four-story brick store and apartment building, in an R4 General Residence District, on premises at 1352 W. Wilson Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 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 proposed use is one of four existing non-conforming stores in the building on the subject site; that the subject store has been previously occupied by business uses, the last use being an antique shop; that the change of use to a grocery store is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in the basement store of a four-story brick store and apartment building, on premises at 1352 W. Wilson Avenue, upon condition that the hours of operation shall be limited to the hours between 11 A.M. and 7 P.M.; that there shall be no automatic amusement machines on the premises; that no alcoholic beverages shall be sold 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: Rose C. Shives
 APPEARANCES FOR: Bianca Shives
 APPEARANCES AGAINST:

CAL. NO. 324-83-A
 MAP NO. 17-0
 MINUTES OF MEETING
 October 21, 1983

PREMISES AFFECTED— 6650 N. Harlem 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, Rose C. Shives, owner, filed August 12, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an R4 General Residence District, the erection of a one-story 12 ft. by 24 ft. residential room addition to the rear of a single family dwelling which is attached to a non-conforming store building and on a zoning lot that contains two additional residential buildings, on premises at 6650 N. Harlem Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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, Sections 7.3-4 and 5.5."

and

WHEREAS, a public hearing was held on his application by the Zoning Board of Appeals at its regular meeting held on October 21, 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 appellant seeks to re-establish a one-story enclosed porch addition to the rear of a single family dwelling which is attached to the rear of an existing non-conforming store building; that the single family dwelling connected to the non-conforming store building is on a lot which contains two additional residential buildings; that the purpose of the proposed addition, which conforms to the allowable floor area, is to provide additional living space and that no other use is contemplated; that the expansion of the permitted residential portion attached to the rear of the non-conforming store is a permitted use under Section 6.4-2 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 erection of a one-story 12 ft. by 24 ft. residential room addition to the rear of a single family

MINUTES OF MEETING

October 21, 1983

Cal. No. 324-83-A

dwelling which is attached to a non-conforming store building, and on a zoning lot that contains two additional residential buildings, on premises at 6650 N. Harlem 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: Vincenzo Morelli
 APPEARANCES FOR: Marie-Francoise Morelli
 APPEARANCES AGAINST:

CAL. NO. 325-83-A
 MAP NO. 7-F
 MINUTES OF MEETING
 October 21, 1983

PREMISES AFFECTED-- 340 W. Barry 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, Vincenzo Morelli, owner, filed August 16, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of an existing one-story attached garage, situated on the northeast portion of a lot improved with a five dwelling unit building, into accessory rooms consisting of a bedroom, bathroom and closet, in an R5 General Residence District, on premises at 340 W. Barry Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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, Sections 7.9-4 and 11.7-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 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 appellant seeks to convert a pre-existing garage building into an accessory living area, consisting of bedroom, bathroom and closet, for use by the appellant; that the proof presented indicates that the pre-existing garage is no longer necessary because adequate parking for the residences of the five-unit building on the lot is situated elsewhere on the lot; 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 conversion of an existing one-story attached garage, situated on the northeast portion of a lot improved with a five dwelling unit building, into accessory rooms consisting of a bedroom, bathroom and closet, on premises at 340 W. Barry 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: Miomir Radovanovich
APPEARANCES FOR: John J. Pikarski
APPEARANCES AGAINST:

CAL. NO. 96-83-S
MAP NO. 13-H
MINUTES OF MEETING

PREMISES AFFECTED— 2236 W. Lawrence Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

Case continued to
November 18, 1983.

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

APPLICANT: Alexander Malinowski

CAL. NO. 156-83-Z

APPEARANCES FOR:

MAP NO.

APPEARANCES AGAINST:

MINUTES OF MEETING

PREMISES AFFECTED-- 2047 W. 19th Street

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

ACTION OF BOARD--

Case continued to
December 16, 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: Evening Star Baptist Church

CAL. NO. 167-83-S

APPEARANCES FOR: Clarence Crooks

MAP NO. 10-D

APPEARANCES AGAINST:

MINUTES OF MEETING

October 21, 1983

PREMISES AFFECTED— 4235 S. Cottage Grove 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, Evening Star Baptist Church, owner, filed, April 27, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church is a one-story brick building, in a C1-3 Restricted Commercial District, on premises at 4235 S. Cottage Grove Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 October 21, 1983 after due notice thereof by publication in the Chicago Tribune on May 31, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a C1-3 Restricted Commercial District; that the proof presented indicates that a church is necessary for the public convenience at this location to meet the needs of the congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the operation of the church which will provide adequate off-street parking and needed services in the community; and that the use of the premises as a church will be compatible with the mixed business and residential improvements in the area; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a church in a one-story brick building, on premises at 4235 S. Cottage Grove Avenue, upon condition that the parking area 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 adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that a driveway shall be constructed on S. Cottage Grove Avenue in accordance with the Driveway Ordinance which specifies three foot straight flares on each

MINUTES OF MEETING

October 21, 1983

Cal. No. 167-83-S

approach; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Emmauel Healing Temple
 APPEARANCES FOR: M.T. Bruener
 APPEARANCES AGAINST:

CAL. NO. 221-83-S
 MAP NO. 1-L
 MINUTES OF MEETING
 October 21, 1983

PREMISES AFFECTED— 426-28 N. Laramie 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, Emanuel Healing Temple, 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-story frame building, in a C1-1 Restricted Commercial District, on premises at 426-28 N. Laramie Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 C1-1 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 C1-1 Restricted Commercial District; that the proof presented indicates that a church is necessary for the public convenience at this location to meet the needs of the congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the operation of the church which will provide adequate off-street parking as well as needed services in the community; and that the use of the premises as a church will be compatible with the existing improvements in the area; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a church in a one-story frame building, on premises at 426-28 N. Laramie Avenue, upon condition that the parking area 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 adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; 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: Pasidia Baptist Church
 HEARANCES FOR: Clarence Crooks
 HEARANCES AGAINST:

CAL. NO. 222-83-S
 MAP NO. 16-E
 MINUTES OF MEETING
 October 21, 1983

PREMISES AFFECTED— 6732 S. Cottage Grove 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, Pasidia Baptist Church, for Charles and Willamena Kennedy, owners, filed July 8, 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 two-story frame store and apartment building, in a C2-2 General Commercial District, on premises at 6732 S. Cottage Grove Avenue; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 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 C2-2 General Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a C2-2 General Commercial District; that the proof presented indicates that a church is necessary for the public convenience at this location to meet the needs of the congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the operation of the church which will provide adequate off-street parking, as well as needed services in the community; and that the use of the premises as a church will be compatible with the mixed residential and business uses in the area; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a church in a two-story frame store and apartment building, on premises at 6732 S. Cottage Grove Avenue, upon condition that the building shall be brought into compliance with building code regulations; that the parking area 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 adequate drainage shall be provided by the use of drainage tiles within the property, running to an established City of Chicago sewer; that a driveway shall be constructed on S. Cottage Grove Avenue in accordance with the Driveway Ordinance which specifies three foot straight flares on each approach; that the alley abutting the subject site shall not be used for ingress nor for egress; that bumper guards shall be provided; that a chain link fence, not less than six feet high shall be erected on the periphery of the lot; 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: Luis Lebron

CAL. NO. 236-83-A

APPEARANCES FOR: None

MAP NO. 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING
October 21, 1983

PREMISES AFFECTED— 1048 N. Milwaukee Avenue

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

ACTION OF BOARD—

Case dismissed for want of prosecution.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Goggin & Furda
APPEARANCES FOR: Gregory H. Furda
APPEARANCES AGAINST: Sanford Stein

CAL. NO. 229-83-S
MAP NO. 13-G
MINUTES OF MEETING
October 21, 1983

PREMISES AFFECTED— 5132-38 N. Broadway
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued for rebuttal
to November 18, 1983.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

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

CAL. NO. 361-82-S
MAP NO. 32-B
MINUTES OF MEETING
October 21, 1983

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

ACTION OF BOARD—

Case dismissed without
prejudice.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

MINUTES OF MEETING

October 21, 1983

Ms. Katherine Redd, for Minnie Simon, owner, presented a request to amend the resolution adopted by the Zoning Board of Appeals on September 10, 1982 in which the Board sustained an appeal permitting the establishment of a grocery store on the first floor of a two-story brick store and apartment building, in an R4 General Residence District, on premises at 1336 S. Paulina Street, in Cal. No. 270-82-Z.

Ms. Redd requested that the resolution be amended to extend business hours and to permit the sale of package liquor.

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

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

MINUTES OF MEETING
October 21, 1983

Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in special meeting on Friday, November 4, 1983 at 9:00 A.M.



Secretary