

MINUTES OF THE SPECIAL MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, November 4, 1983

at 9:00 A.M.

The following were present, which did not constitute a quorum:

George J. Cullen
Thomas P. Keane

Absent-
Jack Guthman, Chairman
Michael J. Howlett
John P. Kringas

Calendar No. 224-83-S
Applicant: Discovery Center c/o Robert K. Wagner
Premises affected: 622-36 W. Wrightwood Avenue

Due to the lack of a quorum, the parties agreed to have the absent members read the transcript of the proceedings in the above-referenced case and that a decision would be rendered by the Board at its regular meeting on November 18, 1983.

Marion Rust
Secretary

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, November 18, 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

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Mr. Keane moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on October 21, 1983 and of the special meeting of the Zoning Board of Appeals held on November 4, 1983 (as submitted and signed by the Secretary) as the minutes of said meetings.

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 action designated on the face of the resolutions.

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

APPLICANT: Enrico Plati
 APPEARANCES FOR: Burton Berger, Enrico Plati
 APPEARANCES AGAINST: Martin Oberman, et al.

CAL. NO. 292-83-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 October 21, 1983 &
 November 18, 1983

PREMISES AFFECTED— 2334 N. Geneva Terrace
 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, Enrico Plati, owner, filed August 17, 1983, and subsequently amended, an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a three and four-story three unit townhouse whose east front yard will be 5 instead of 12 feet, with no south side yard instead of 7.5 feet and whose west rear yard will be 2.5 feet instead of 30 feet, on premises at 2334 W. Geneva Terrace; 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, Sections 7.7-5, 7.9-5 and 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 subject site is officially designated as a part of a protected landmark district known as the Mid-North 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 structure is the most practical and economically feasible development of the subject site; 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; that the variations, if granted, will not alter the essential character of the locality in that the proposed use will be compatible with the existing residential 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

MINUTES OF MEETING
October 21, 1983 &
November 18, 1983
Cal. No. 292-83-Z

ordinance and that a variation be and it hereby is granted to permit the erection of a three unit townhouse development, on premises at 2334 N. Geneva Terrace, which allows a 12½ foot setback to the projected greenhouse, i.e., a 15 foot rear yard occupied by garage, patio and a 2 foot 6 inch projected greenhouse structure, upon condition that the proposed building will not alter the essential character of the locality; that the exterior facade will be compatible with existing buildings within the landmark neighborhood; that the east front yard will be 5 feet and the south side yard will be zero feet; that the building construction in the 30 foot rear yard will be 1, 2, and 3 stories per drawing filed with the Zoning Board of Appeals at its meeting of November 18, 1983 which was prepared in accordance with sketches presented by the applicant at the November 1, 1983 meeting of the Mid-North Planning Committee; 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: Continental United International, Inc.
 APPEARANCES FOR: James Habel
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 5233-37 W. Addison Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 326-83-S
 MAP NO. 9-L
 MINUTES OF MEETING
 November 18, 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, Continental United International, Inc., owner, filed September 8, 1983, an application under the zoning ordinance for the approval of the location and the establishment of residential use on the ground floor in the construction of a three-story five-apartment building, in an B4-1 Restricted Service District, on premises at 5233-37 W. Addison Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1983 after due notice thereof by publication in the Chicago Tribune on October 31, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B4-1 Restricted Service District; that the proof presented indicates that the proposed use is necessary for the public convenience at this location in that although the district is zoned B4 the area is primarily residential in nature; that there is no demand for additional business improvements in the area; that the public health, safety and welfare will be adequately protected in the design of the proposed building which provides adequate setbacks and off-street parking; that the proposed use is compatible with the existing residential and business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of residential use on the ground floor in the construction of a three-story five-apartment building, on premises at 5233-37 W. Addison 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: Loyola University of Chicago
 APPEARANCES FOR: Abigail Byman
 APPEARANCES AGAINST: Andrew McKenna

CAL. NO. 327-83-S
 MAP NO. 17-G
 MINUTES OF MEETING
 November 18, 1983

PREMISES AFFECTED— 1217-51 W. Albion Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved

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

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

THE RESOLUTION:

WHEREAS, Loyola University of Chicago, for Exchange National Bank of Chicago and LaSalle National Bank as Successor Trustee, Tr. #23448, owners, filed October 24, 1983, an application under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in an R4 General Residence District, on premises at 1217-51 W. Albion Avenue, for the use of Loyola University at 6525 N. Sheridan Road; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.4-4(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1983 after due notice thereof by publication in the Chicago Tribune on October 31, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that a parking lot at this location is necessary for the public convenience to accommodate the students and personnel of the applicant university; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; that the proposed parking lot, with provisions for landscaping, will be compatible with the types of improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 1217-51 W. Albion Avenue, for the use of Loyola University at 6252 N. Sheridan Road, upon condition that no use shall

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be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles of the students and personnel of the applicant university and that no commercial vehicles shall be parked upon said lot at any time; that a strip of land 8 ft. 6 ins. wide along the entire West Albion Avenue frontage shall be landscaped and screened with five foot high hedges and trees; that a six foot high chain link fence shall be erected on the south lot line abutting an existing alley; that the balance of 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 bumper guards and striping shall be provided; that ingress shall be from the alley abutting the property on the east and egress shall be from the alley abutting the property on the south; that the hours of operation shall be limited to the hours between 8:30 A.M. and 5:30 P.M. and when special events are held; that the lot shall be securely locked at all other times; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: Armanetti, Inc.
APPEARANCES FOR: Michele Magner
APPEARANCES AGAINST:

CAL. NO. 328-83-S
MAP NO. 3-F
MINUTES OF MEETING
November 18, 1983

PREMISES AFFECTED— 1542-44 N. North Park Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
January 20, 1984.

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: Somerset Limited Partnership
 APPEARANCES FOR: Steven N. Klein
 APPEARANCES AGAINST: John Christy

CAL. NO. 329-83-S
 MAP NO. 13-G
 MINUTES OF MEETING
 November 18, 1983

PREMISES AFFECTED— 5009 N. Sheridan Road
 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, Somerset Limited Partnership, for American National Bank & Trust Co., Tr. #75777, owner, filed October 6, 1983, an application under the zoning ordinance for the approval of the location and the establishment of an intermediate care 450-bed nursing home in an existing 8 and 9-story 450-bed sheltered care home, in a B2-4 Restricted Retail District, on premises at 5009 N. Sheridan Road; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.12-2(12)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1983 after due notice thereof by publication in the Chicago Tribune on October 31, 1983; and

WHEREAS, the district maps show that the premises are located in a B2-4 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 B2-4 Restricted Retail District; that the proof presented indicates that the subject site is presently being used as a 450-bed sheltered care home; that the proposed nursing home at this location is necessary for the public convenience in that an upgrading of the use to nursing home would better serve the needs of the residents of the home and the community; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed nursing home in that the proposed use will not cause any increase or physical change in the area, design, bulk or function of the premises; that the use of the premises as a nursing home, which is presently permitted under license issued by the State of Illinois, 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 establishment of an intermediate care

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450-bed nursing home in an existing 8 and 9-story 450-bed sheltered care home, on premises at 5009 N. Sheridan Road, 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: Somerset Limited Partnership
 APPEARANCES FOR: Steven N. Klein
 APPEARANCES AGAINST: John Christy

CAL. NO. 330-83-A
 MAP NO. 13-G
 MINUTES OF MEETING
 November 18, 1983

PREMISES AFFECTED— 5009 N. Sheridan Road

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, Somerset Limited Partnership, for American National Bank & Trust Co., Tr. #75777, owner, filed October 6, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in a B2-4 Restricted Retail District, the establishment of an intermediate care 450-bed nursing home in an existing 8 & 9-story 450-bed sheltered care home with on-site parking for 31 automobiles instead of 116, on premises at 5009 N. Sheridan Road, which, it is alleged, is not in violation of the parking requirements; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.12-2 (12)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1983; and

WHEREAS, the district maps show that the premises are located in a B2-4 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 B2-4 Restricted Retail District; that the proof presented indicates that the premises is presently being used as a 450-bed sheltered care home; that on-site parking for 31 private passenger automobiles is presently provided in accordance with applicable law pursuant to order of the Appellate Court of Illinois, First District, dated December 30, 1970, in Case No. 54847, 131 Ill. Ap. 2d 569, 266 N.E.2d 508 (1970); that on November 18, 1983, under Cal. No. 329-83-S, the Board approved the establishment of a 450-bed intermediate care nursing home in the existing sheltered care home; that the on-site parking requirements set forth in the zoning ordinance for the intermediate care nursing home are 116 spaces and equal but do not exceed those for the existing sheltered care home if the latter were subject to the parking provisions of the zoning ordinance; that under Section 5.8-1(3) of the zoning ordinance no additional parking facilities in addition to the 31 spaces presently provided are necessary, it is therefore

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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 intermediate care 450-bed nursing home in an existing 8 & 9-story 450-bed sheltered care home with on-site parking for 31 automobiles instead of 116, on premises at 5009 N. Sheridan Road, 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

Central Synagogue of South Side Hebrew Congregation

APPLICANT: Ohavei Emunah Etz Hayyim

APPEARANCES FOR: Charles Kraut

APPEARANCES AGAINST: Mark Braun, et al.

CAL. NO. 331-83-Z

MAP NO. 3-E

MINUTES OF MEETING

November 18, 1983

PREMISES AFFECTED— 30 E. Cedar Street

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

ACTION OF BOARD—

Application denied.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
	X	
		X

THE RESOLUTION:

WHEREAS, Central Synagogue of South Side Hebrew Congregation Ohavei Emunah Etz Hayyim, owner, filed October 5, 1983, an application for a variation of the zoning ordinance to permit, in an R7 General Residence District, the erection of a two-story and transparent roof dome addition, 58'2" x 29'6" x 23'6" high, to the rear of a four-story synagogue of which the northerly 10 ft. will exceed the 18 feet permitted rear yard height by 5.5 feet and with no provision for off-street parking, on premises at 30 E. Cedar Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 31, 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 7.9-7, 7.12-3 and 11.7-4(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1983 after due notice thereof by publication in the Chicago Tribune on October 31, 1983; and

WHEREAS, the district maps show that the premises are located in an R7 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, Chairman Guthman moved that the Board approve the application and adopt the following findings: that in this case the proposed use is to be located in an R7 General Residence District; that the applicant synagogue has been established in the subject site building for 11 years and has been conducting religious services in the second floor sanctuary and providing social activities for its members on a continuous basis; 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 this district in that the proposed variation is necessary in order to relocate the existing second floor sanctuary, which does not have a satisfactory floor plan arrangement and causes undue hardship to its aging members, to the first floor of the proposed addition and to provide an area in the second floor level of said addition so that the synagogue may continue its social activities; that the plight of the owner is due to unique circumstances in that while the proposed two-story addition will be partially depressed below grade in order to provide a reasonable building

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height, a variation is still necessary to exceed the permitted 18 foot rear yard height limitation by 5.5 feet, excluding parapets; that the proposed addition, which provides for an adequate landscaped open rear yard, will not alter the essential character of the locality in that the subject site abuts two high rise buildings to the east and west and three-story buildings to the north. Upon being put to a vote, member Howlett concurred in the approval of the application upon the findings stated heretofore. Members Cullen and Keane voted against the motion and stated they would deny the application as presented. The application thereby failed to receive the necessary three affirmative votes; it is therefore

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

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

Central Synagogue of South Side Hebrew Congregation

APPLICANT: Ohavei Emunah Etz Hayyim

CAL. NO. 332-83-A

APPEARANCES FOR: Charles Kraut

MAP NO. 3-E

APPEARANCES AGAINST: Mark Braun, et al.

MINUTES OF MEETING

November 18, 1983

PREMISES AFFECTED— 30 E. Cedar 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, Central Synagogue of South Side Hebrew Congregation Ohavei Emunah Etz Hayyim, owner, filed October 5, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an R7 General Residence District, the erection of a two-story and transparent roof dome addition to the rear of a four-story synagogue with no provision for off-street parking instead of the 16 spaces required for the synagogue, on premises at 30 E. Cedar Street, which, it is alleged, is not applicable since the congregation is prohibited from using automobile transportation on the Sabbath and other high religious holidays; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 31, 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 7.9-7, 7.12-3 and 11.7-4(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1983; and

WHEREAS, the district maps show that the premises are located in an R7 General Residence District; and

WHEREAS, the Zoning Board of Appeals, after having fully heard the testimony and arguments of the parties and being fully advised in the premises, Chairman Guthman moved that the Board sustain the appeal and adopt the following findings: that in this case the proposed use is to be located in an R7 General Residence District; that the appellant synagogue has been established in the subject site building for 11 years; that the proposed addition is necessary in order to relocate the existing second floor sanctuary, which does not have a satisfactory floor plan arrangement and causes undue hardship to its aging members, to the first floor of the proposed addition and to provide an area on the second floor level of said addition so that the synagogue may continue its social activities; that services in the synagogue are limited to the Sabbath and high religious holidays at which time the religious practice is such that members of the congregation are not permitted to ride to services; that the greater majority of the congregation live within walking distance of the synagogue; that this is a

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typical neighborhood synagogue which does not solicit participation by outside people; that no off-street parking for the synagogue is required. Upon being put to a vote Member Howlett concurred in the appeal upon the findings stated heretofore. Members Cullen and Keane voted against the motion and stated they would deny the appeal as presented. The appeal thereby failed to receive the necessary three affirmative votes; 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: Xavier Ortega
 APPEARANCES FOR: John George
 APPEARANCES AGAINST: Jeanne Washington, et al.

CAL. NO. 333-83-S
 MAP NO. 3-F
 MINUTES OF MEETING
 November 18, 1983

PREMISES AFFECTED— 1428-30 N. Orleans Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application denied.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
X		
X		
		X

THE RESOLUTION:

WHEREAS, Xavier Ortega, for Exchange National Bank, Tr. #11027, owner, filed September 2, 1983, an application under the zoning ordinance for the approval of the location and the establishment of a horse stable in connection with a horse carriage business in a three-story brick building, in a C1-3 Restricted Commercial District, on premises at 1428-30 N. Orleans Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 November 18, 1983 after due notice thereof by publication in the Chicago Tribune on October 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, Chairman Guthman moved that the Board deny the application and adopt the following findings: that in this case the proposed use is to be located in a C1-2 Restricted Commercial District; that on June 4, 1982, in Cal. No. 248-82-S, the Board approved a special use application for the establishment of a horse stable in connection with a horse carriage business at 1408 N. Orleans Street, currently operated by the applicant; that the evidence presented indicates that the proposed use is not necessary for the public convenience at this location in that the applicant is presently operating a horse stable in the same block at 1408 N. Orleans Street and in the conduct of that operation is exercising horses in the vacant land across Orleans Street abutting the C.T.A. elevated tracks and is using a City of Chicago fire hydrant for water, which operation is detrimental to the public health, safety and welfare; that the establishment of an additional horse stable in the area, operated by the applicant, will cause injury to the value of other property in the neighborhood and is not in the public interest. Upon being put to the vote, member Cullen concurred in the denial of the application upon the findings stated heretofore. Members Keane and Howlett voted against the motion and stated that they would

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Cal. No. 333-83-S

grant the application as presented. The application thereby failed to receive the necessary three affirmative votes; it is therefore

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

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

APPLICANT: Jose Rodriquez
APPEARANCES FOR: Jose Rodriquez
APPEARANCES AGAINST: Dorothy Bradford

CAL. NO. 334-83-A
MAP NO. 1-G
MINUTES OF MEETING
November 18, 1983

PREMISES AFFECTED— 1226 W. Huron 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, Jose Rodriquez, for Michael Soto, owner, filed September 30, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy store in a three-story brick and frame store and apartment building, in an R4 General Residence District, on premises at 1226 W. Huron Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 29, 1983 reads:

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

and.

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the non-conforming store in the building on the subject site has been 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: Joseph A. Ricchio, Architect
 APPEARANCES FOR: Joseph A. Ricchio
 APPEARANCES AGAINST:

CAL. NO. 335-83-A
 MAP NO. 7-F
 MINUTES OF MEETING
 November 18, 1983

PREMISES AFFECTED— 2615 N. Halsted Street (rear)
 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, Joseph A. Ricchio, Architect, for Charles Lucchese, owner, filed September 28, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the alteration of the ground floor into habitable rooms in a three-story brick proposed single family residence at the rear of a lot improved additionally with a three-story brick store and apartment building, in a C1-3 Restricted Commercial District, on premises at 2615 N. Halsted Street (rear); and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 9.3-1 and 5.5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 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 the proposed alteration of the ground floor of the three-story brick building on the rear of the lot is to provide space for a 150 sq ft. whirlpool-spa for use by the owner of the building; that the said whirlpool-spa is accessory to the residential use on the 2nd and 3rd floors; that the proposed alteration of the ground floor will not eliminate the required parking 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 alteration of a portion of the ground floor into a whirlpool-spa area in a three-story brick proposed single family residence at the rear of a lot improved additionally with a three-story brick store and apartment building, on premises at 2615 N. Halsted Street (rear), 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: Ada S. McKinley Community Services Division of Children's Services
APPEARANCES FOR: Alphonse Gonzales
APPEARANCES AGAINST: Conway Newton

CAL. NO. 336-83-A
MAP NO. 20-I
MINUTES OF MEETING
November 18, 1983

PREMISES AFFECTED— 7939 S. Western 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		S
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Ada S. McKinley Community Services Division of Children's Services, for Samaritas, Inc., owner, filed September 14, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a building permit for interior renovations in a one-story medical clinic, in a B1-1 Local Retail District, on premises at 7939 S. Western Avenue, which, it is alleged, are not structural alterations as defined in the zoning ordinance; 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 6.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 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 on October 26, 1979 the Board sustained an appeal permitting the establishment of a therapeutic center for mentally handicapped adolescents in the building on the subject site, in Cal. No. 208-79-A; that on December 20, 1979 the City Council rezoned the district from B2 to B1; that the proof presented indicates that the proposed renovations to the non-conforming building on the subject site will be to the interior of the building and are partitional and not structural in nature; that no change in the programs and services rendered by the appellant will result from the proposed renovations to the building; 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 approve a building permit for interior renovations in a one-story brick building to be used as a therapeutic medical clinic, on premises at 7939 S. Western 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: James Hicks
 APPEARANCES FOR: James Hicks
 APPEARANCES AGAINST:

CAL. NO. 337-83-A
 MAP NO. 3-M
 MINUTES OF MEETING
 November 18, 1983

PREMISES AFFECTED— 5844 W. Augusta Boulevard

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, James Hicks, owner, filed September 9, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy store in a two-story brick store and apartment building at the rear of a lot improved additionally with a two-story brick apartment building, in an R3 General Residence District, on premises at 5844 W. Augusta Boulevard; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 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 subject site store in the building on the rear of the lot has been occupied previously by business uses; that for the last three years the subject site premises has been occupied by a church which is a permitted use in a residential district; that under Section 6.4-7 of the zoning ordinance the Board has no authority to permit the re-establishment of a business use at this location; 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: Manuel H. Torres and Marie Torres
 APPEARANCES FOR: Manuel H. Torres
 APPEARANCES AGAINST:

CAL. NO. 338-83-A
 MAP NO. 1-G
 MINUTES OF MEETING
 November 18, 1983

PREMISES AFFECTED— 1374 W. Grand Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Manuel H. Torres and Marie Torres, owners, filed September 16, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of a laundromat in a three-story brick building, in an R4 General Residence District, on premises at 1374 W. Grand Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the non-conforming store in the building on the subject site has been continuously occupied by a laundromat for the past 24 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 appellants have a right to continue the use of the premises as a laundromat; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the continued operation of a laundromat in a three-story brick building, on premises at 1374 W. Grand Avenue, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 9 P.M.; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: W.J. Williams
 APPEARANCES FOR: W.J. Williams
 APPEARANCES AGAINST:

CAL. NO. 339-83-A
 MAP NO. 3-J
 MINUTES OF MEETING
 November 18, 1983

PREMISES AFFECTED— 957 N. Ridgeway 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, W.J. Williams, owner, filed September 20, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy store in a two-story brick store and apartment building, in an R3 General Residence District, on premises at 957 N. Ridgeway Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 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 previously occupied by business uses, the last use being food storage; that the change of use to a candy store is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a candy store in a two-story brick store and apartment building, on premises at 957 N. Ridgeway Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 6 P.M., Monday through Friday; that there shall be no automatic amusement machines on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Reuben Jefferson
APPEARANCES FOR: Reuben Jefferson
APPEARANCES AGAINST:

CAL. NO. 340-83-A
MAP NO. 22-D
MINUTES OF MEETING
November 18, 1983

PREMISES AFFECTED— 8909½ S. Cottage Grove Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

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: James Mitchell
APPEARANCES FOR: James Mitchell
APPEARANCES AGAINST:

CAL. NO. 341-83-A
MAP NO. 4-H
MINUTES OF MEETING
November 18, 1983

PREMISES AFFECTED— 1857 W. 13th 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, James Mitchell, for Mr. Patterson, owner, filed September 9, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy store and game room in a three-story brick store and apartment building, in an R3 General Residence District, on premises at 1857 W. 13th Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 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: Thomas L. Evans

CAL. NO. 342-83-A

APPEARANCES FOR: None

MAP NO. 14-H

APPEARANCES AGAINST:

MINUTES OF MEETING
November 18, 1983

PREMISES AFFECTED— 5701 S. Damen 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: Lizzie E. McGhee
 APPEARANCES FOR: Lizzie E. McGhee
 APPEARANCES AGAINST:

CAL. NO. 343-83-A
 MAP NO. 4-K
 MINUTES OF MEETING
 November 18, 1983

PREMISES AFFECTED— 1306 S. Kolin Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Lizzie E. McGhee, for John H. Curry, owner, filed October 13, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a food dispenser license for the sale of ice cream cones in an existing grocery store in a three-story brick store and apartment building, in an R4 General Residence District, on premises at 1306 S. Kolin Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 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 has a duly licensed grocery store in the non-conforming store on the subject site and is seeking a license to permit the sale of ice cream cones; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a food dispenser license for the sale of ice cream cones in an existing grocery store in a three-story brick store and apartment building, on premises at 1306 S. Kolin Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 8 P.M., Monday through Saturday; that there shall be no automatic amusement machines on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Henry Candenas
 APPEARANCES FOR: Henry Candenas
 APPEARANCES AGAINST:

CAL. NO. 344-83-A
 MAP NO. 7-G
 MINUTES OF MEETING
 November 18, 1983

PREMISES AFFECTED— 2624 N. Bosworth 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, Henry Candenas, owner, filed September 13, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the expansion of the rear 1st floor apartment into the vacant store space in a two-story brick store and non-conforming two-apartment building, in an M1-2 Restricted Manufacturing District, on premises at 2624 N. Bosworth Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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 10.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an M1-2 Restricted Manufacturing District; that the proof presented indicates that a non-conforming first floor rear apartment has been in existence in the building on the subject site since prior to the passage of the 1957 comprehensive amendment to the zoning ordinance; that the expansion of the non-conforming use throughout the building is permitted under Section 6.4-6 of the zoning ordinance; 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 expansion of the rear 1st floor apartment into the vacant store in a two-story brick store and non-conforming two-apartment building, on premises at 2624 N. Bosworth Avenue, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with PAGE 28 OF MINUTES before a permit is issued.

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

APPLICANT: David Copenhaver and Frank Vazquez
 APPEARANCES FOR: David Copenhaver
 APPEARANCES AGAINST:

CAL. NO. 345-83-A
 MAP NO. 7-G
 MINUTES OF MEETING
 November 18, 1983

PREMISES AFFECTED— 2742 N. Greenview Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, David Copenhaver and Frank Vazquez, owners, filed October 13, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the raising of the roof on the rear half of a one-and-a-half story frame single family residence, in an M1-2 Restricted Manufacturing District, on premises at 2742 N. Greenview Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, Sections 10.3-1 and 6.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an M1-2 Restricted Manufacturing District; that the proof presented indicates that the non-conforming one-and-a-half story frame single family residence on the subject site has been in existence since prior to the passage of the 1957 comprehensive amendment to the zoning ordinance; that the proposed raising of the roof on the rear half of the building is to meet building code requirements; 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 raising of the roof on the rear half of a one-and-a-half story frame single family residence, on premises at 2742 N. Greenview Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: John R. Ruddy
 APPEARANCES FOR: John R. Ruddy
 APPEARANCES AGAINST:

CAL. NO. 346-83-A
 MAP NO. 20-K
 MINUTES OF MEETING
 November 18, 1983

PREMISES AFFECTED— 8657 S. Kolin 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, John R. Ruddy, for William and Elizabeth Gay, owners, filed October 13, 1983 an appeal from the decision of the Office of the Zoning Administrator in refusing to qualify a corner lot, containing 5,970 sq. ft. of lot area and improved with a one-story brick three-apartment building, as fronting on a section line street and therefore not eligible for the reduction in lot area per dwelling unit requirement, in an R3 General Residence District, on premises at 8657 S. Kolin 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, Sections 7.12-1(4) and 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in an R3 General Residence District; that the proof presented indicates that the subject site is a corner lot having two street lot line frontages; that the subject site lot contains 5,970 sq. ft. of lot area and is improved with a one-story brick three-apartment building; that the three apartments in the building actually front on W. 87th Street, a section line street; that under Section 7.5-3 of the zoning ordinance 4,950 sq ft. of lot area would be required for three apartments; that the subject site building meets the minimum lot area requirements of the zoning ordinance for three apartments; and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it is hereby sustained and the decision of the Office of the Zoning Administrator be and it is hereby reversed and he is authorized to approve the existing three apartments in the one-story brick building on a lot containing 5,970 sq. ft.,

MINUTES OF MEETING

November 18, 1983

Cal. No. 346-83-A

on premises at 8657 S. Kolin Avenue, upon condition that all other 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: Theodore DeGraff

CAL. NO. 347-83-A

APPEARANCES FOR:

MAP NO. 1-I

APPEARANCES AGAINST:

MINUTES OF MEETING

November 18, 1983

PREMISES AFFECTED— 20 N. Western 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: Tony Gallo
 APPEARANCES FOR: Tony Gallo
 APPEARANCES AGAINST: Patricia Johnson

CAL. NO. 348-83-A
 MAP NO. 1-I
 MINUTES OF MEETING
 November 18, 1983

PREMISES AFFECTED-- 2408-10 W. Warren Boulevard
 SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

Appeal denied in part
 and sustained in part.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Tony Gallo, owner, filed September 19, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a permit for 6 apartments in a two-story frame building, in an M1-2 Restricted Manufacturing District, on premises at 2408-10 W. Warren Boulevard; 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 10.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an M1-2 Restricted Manufacturing District; that the proof presented indicates that the existing non-conforming building on the subject site contains four apartments and two stores; that the appellant seeks to convert the two conforming stores into non-conforming apartments; that under Section 6.4-2 of the zoning ordinance the Board has no authority to permit the use requested but that the appellant has a right to continue to occupancy of the building as four apartments and two stores; it is therefore

RESOLVED, that the appeal to established six apartments in the two-story frame building, on premises at 2408-10 W. Warren Boulevard, is hereby denied and the decision of the Office of the Zoning Administrator be and it hereby is affirmed; but be it further

RESOLVED, that the Office of the Zoning Administrator shall approve the two-story frame building, on premises at 2408-10 W. Warren Boulevard, as four apartments and two stores, 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 808

APPLICANT: Annette Williams
APPEARANCES FOR: Annette Williams
APPEARANCES AGAINST:

CAL. NO. 349-83-A
MAP NO. 22-F
MINUTES OF MEETING

PREMISES AFFECTED— 9047 S. Emerald Avenue

November 18, 1983

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, Annette Williams, owner, filed September 22, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize a two-story brick and frame building as two apartments, in an R2 Single Family Residence District, on premises at 9047 S. Emerald Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in an R2 Single Family Residence District; that the proof presented indicates that the building on the subject site has been occupied as two apartments since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as two apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the two-story brick and frame building, on premises at 9047 S. Emerald Avenue, as two apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Neil E. Hall
APPEARANCES FOR: Neil E. Hall
APPEARANCES AGAINST:

CAL. NO. 350-83-A
MAP NO. 16-C
MINUTES OF MEETING
November 18, 1983

PREMISES AFFECTED— 6729-31 S. Chappel 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, Neil E. Hall, owner, filed September 23, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize a three-story brick building as ten apartments with on-site parking for seven automobiles instead of ten, in an R5 General Residence District, on premises at 6729-31 S. Chappel Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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 7.12-2(9)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 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 said use is located in an R5 General Residence District; that the proof presented indicates that at some time between the years 1964 and 1976 the building on the subject site was deconverted from a 12 apartment building to a 10 apartment building; that the appellant purchased the building in the year 1976 as a 10 apartment building; that the appellant has a right to continue the occupancy of the building as 10 apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the three-story brick building, on premises at 6729-31 S. Chappel Avenue, as 10 apartments with on-site parking for seven automobiles instead of 10, 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: Joseph Collins
 APPEARANCES FOR: Joseph Collins
 APPEARANCES AGAINST:

CAL. NO. 351-83-A
 MAP NO. 20-G
 MINUTES OF MEETING
 November 18, 1983

PREMISES AFFECTED— 1419 W. 79th 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 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, Joseph Collins, for Eddie Gaddis, owner, filed October 6, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a pool hall in a one-story brick store building, in a B2-1 Restricted Retail District, on premises at 1419 W. 79th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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 November 18, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B2-1 Restricted Retail District; that a pool hall requires a minimum B4 zoning classification and is not permitted in a B2 zone; and that the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Helen I. Lukascyk
 APPEARANCES FOR: Thomas J. Morrison
 APPEARANCES AGAINST:

CAL. NO. 352-83-A
 MAP NO. 12-G
 MINUTES OF MEETING
 November 18, 1983

PREMISES AFFECTED— 5004 S. Ada Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Helen I. Lukascyk, owner, filed October 6, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize a two-story brick building as two apartments, in an R3 General Residence District, on premises at 5004 S. Ada Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 6, 1983 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.5-3."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1983; and

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

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

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the two-story brick building, on premises at 5004 S. Ada Street, as two apartments upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Michael A. Halm

CAL. NO. 353-83-A

APPEARANCES FOR:

MAP NO. 14-I

APPEARANCES AGAINST:

MINUTES OF MEETING
November 18, 1983

PREMISES AFFECTED— 6107-09 S. Kedzie Avenue

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

ACTION OF BOARD—

THE VOTE

Case continued to
January 20, 1984.

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: Leonard Garlauskas
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 354-83-A
 MAP NO. 16-I
 MINUTES OF MEETING
 November 18, 1983

PREMISES AFFECTED— 2853 W. 63rd Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Leonard Garlauskas, owner, filed October 11, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a dog grooming shop in a two-story brick former tavern and apartment building, in a B2-1 Restricted Retail District, on premises at 2853 W. 63rd Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B2-1 Restricted Retail District; that the proof presented indicates that the appellant has operated a dog grooming business for 12 years at 2841 W. 63rd Street and desires to move his business to the store in the building on the subject site at 2853 W. 63rd Street; that the said store in the building on the subject site has been occupied by a tavern; that the change of use to a dog grooming shop is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a dog grooming shop in a two-story brick former tavern and apartment building, on premises at 2853 W. 63rd Street, upon condition that no animals shall remain on the premises overnight; 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: Lisa M. Lanham
 APPEARANCES FOR: Hyman K. Bielsky
 APPEARANCES AGAINST:

CAL. NO. 355-83-A
 MAP NO. 5-F
 MINUTES OF MEETING
 November 18, 1983

PREMISES AFFECTED— 1938 N. Hudson 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, Lisa M. Lanham, owner, filed October 5, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize a two-story brick building as three apartments on a lot improved additionally with a two-story brick single family residence at the rear, in an R5 General Residence District, on premises at 1938 N. Hudson Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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 7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 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 said use is located in an R4 General Residence District; that the proof presented indicates that the two-story brick building on the front of the subject site lot 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 1938 N. Hudson Avenue, as three apartments, on a lot improved additionally with a two-story brick single family residence at the rear, 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: David Young
 APPEARANCES FOR: David Young
 APPEARANCES AGAINST:

CAL. NO. 356-83-A
 MAP NO. 28-G
 MINUTES OF MEETING
 November 18, 1983

PREMISES AFFECTED— 1034 W. 112th 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, David Young, owner, filed October 4, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize a one-story frame building as two apartments, in an R2 Single Family Residence District, on premises at 1034 W. 112th Place; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in an R2 Single Family Residence District; that the proof presented indicates that the building on the subject site has been occupied as two apartments since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as two apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the one-story frame building, on premises at 1034 W. 112th Place, as two apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Barbara A. Sullivan
 APPEARANCES FOR: Barbara A. Sullivan
 APPEARANCES AGAINST:

CAL. NO. 357-83-A
 MAP NO. 3-I
 MINUTES OF MEETING
 November 18, 1983

PREMISES AFFECTED— 1505 N. Artesian 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, Barbara A. Sullivan, for Frank Cabrera, owner, filed September 30, 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 and fender shop in a brick garage on a lot improved with a two-story brick apartment building, in an R4 General Residence District, on premises at 1505 N. Artesian Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 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 existing non-conforming garage building has been occupied as an automobile repair and body and fender shop for over 30 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 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 an automobile repair and body and fender shop in a brick garage on a lot improved with a two-story brick apartment building, on premises at 1505 N. Artesian Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 5 P.M., Monday through Saturday; that all repair work shall be done within the building; that all automobiles awaiting repairs or that have been repaired shall be stored within the building; that there shall be no storage of vehicles on the city streets; 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: Discovery Center c/o Robert K. Wagner
 APPEARANCES FOR: Solomon A. Gutstein
 APPEARANCES AGAINST: William R. Warnock, et al.
 PREMISES AFFECTED-- 622-36 W. Wrightwood Avenue
 SUBJECT-- Application for the approval of a special use.

CAL. NO. 224-83-S
 MAP NO. 7-F
 MINUTES OF MEETING
 November 4, 1983 &
 November 18, 1983

ACTION OF BOARD--

Application denied.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
Abstain		
x		
		x

THE RESOLUTION:

WHEREAS, Discovery Center c/o Robert K. Wagner, for Cosmopolitan National Bank, Trust No. 3526, owner, filed July 1, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a community center in a two-story brick building, in an R6 General Residence District, on premises at 622-36 W. Wrightwood Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.4-4,"

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on November 4, 1983 after due notice thereof by publication in the Chicago Tribune on October 31, 1983; and

WHEREAS, Chairman Guthman has read the transcript of the proceedings in this case and with the Board voting on the application at its regular meeting held on November 18, 1983; and

WHEREAS, the district maps show that the premises are located in a B2-4 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 an R6 General Residence District; that the proof presented indicates that the former use of the subject site building was a not-for-profit private club, which use ceased operating approximately three years ago; that the applicant Discovery Center, currently operating at 2930 N. Lincoln Avenue in an area zoned for business (B5 General Service), proposes to utilize the subject premises as a for-profit facility offering a wide variety of social, recreational and educational programs to the general public; that the proposed use is not necessary for the public convenience at this location in that the evidence suggests that the proprietary use, by its very nature, attracts participants from a large geographical area and is not a community center in the generic sense but is a business enterprise, both

MINUTES OF MEETING

November 4, 1983 &

November 18, 1983

Cal. No. 224-83-S

as to the fees charged and the functions offered; that the proposed use, located in a residential district, to be opened from 10:00 A.M. to 10:00 P.M., Monday through Friday, 8:30 A.M. to 6:00 P.M. Saturday and from 10:00 A.M. until 9:00 P.M. Sunday, offering as many as 300 different programs, would be detrimental to the public health, safety and welfare; and that no proof was presented to establish that the proposed use would not cause substantial injury to the value of other property in the neighborhood in which it is located; it is therefore

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

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

APPLICANT: Harold A. Stahl, Architect
 APPEARANCES FOR: Harold A. Stahl
 APPEARANCES AGAINST:

CAL. NO. 358-83-A
 MAP NO. 3-G
 MINUTES OF MEETING
 November 18, 1983

PREMISES AFFECTED— 1504 W. Walton Street

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

ACTION OF BOARD—

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Harold A. Stahl, Architect, for Armando Moreno, owner, filed September 30, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize a two-story frame building as four apartments, in an R4 General Residence District, on premises at 1504 W. Walton Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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 7.5-4 and 7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in an R4 General Residence District; that the proof presented indicates that the building on the subject site has been occupied as four apartments since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as four apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the two-story frame building, on premises at 1504 W. Walton Street, as four apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Pat Hilliard
 APPEARANCES FOR: Pat Hilliard
 APPEARANCES AGAINST:

CAL NO. 359-83-A
 MAP NO. 16-G
 MINUTES OF MEETING
 November 18, 1983

PREMISES AFFECTED— 1011 W. 70th 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, Pat Hilliard, for Pat and Helen Hilliard, owners, filed October 5, 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 three-story brick store and apartment building at the rear of a lot improved additionally with a three-story brick apartment building, in an R4 General Residence District, on premises at 1011 W. 70th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 4, 1983 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-3."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the non-conforming store in the building at the rear of the lot has been previously occupied by business uses; that the re-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 a three-story brick store and apartment building at the rear of a lot improved additionally with a three-story brick apartment building, on premises at 1011 W. 70th Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 9 P.M., Monday through Saturday; that there shall be no automatic amusement machines on the premises; that no alcoholic beverages may 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 F. Feeley
APPEARANCES FOR: John F. Feeley
APPEARANCES AGAINST:

CAL. NO. 360-83-A
MAP NO. 14-K
MINUTES OF MEETING
November 18, 1983

PREMISES AFFECTED— 4520-24 W. 63rd Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, John F. Feeley, for Sumner L. Nelson, owner, filed September 27, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of motorcycle sales and repair in a one and two-story brick building, in a B2-1 Restricted Retail District, on premises at 4520-24 W. 63rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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 November 18, 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 a Honda Motorcycle dealership has been in continuous operation at the subject site for 17 years prior to the rezoning of the district by the City Council on February 29, 1980 from C1 to B2; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the continued operation of motorcycle sales and repair in a one and two-story brick building, on premises at 4520-24 W. 63rd Street, 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: Lawndale Community Center

CAL. NO. 361-83-A

APPEARANCES FOR:

MAP NO. 4-J

APPEARANCES AGAINST:

MINUTES OF MEETING

November 18, 1983

PREMISES AFFECTED— 3842-60 W. Ogden Avenue

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

ACTION OF BOARD—

THE VOTE

Case withdrawn upon motion
of applicant.

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: Miomir Radovanovich
APPEARANCES FOR: John J. Pikarski, Jr.
APPEARANCES AGAINST:

CAL. NO. 96-83-S
MAP NO. 13-H
MINUTES OF MEETING
November 18, 1983

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

ACTION OF BOARD—

Case continued to
January 20, 1984.

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: Family Altar Evangelistic Church
 APPEARANCES FOR: Emerson Blue
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 5707 W. Division Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 258-83-S
 MAP NO. 3-M
 MINUTES OF MEETING
 November 18, 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, Family Altar Evangelistic Church, for William J. Chmura, owner, filed July 21, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a one-story brick building, in a B4-1 Restricted Service District, on premises at 5707 W. Division Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1983 after due notice thereof by publication in the Chicago Tribune on August 29, 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 the proof presented indicates that a church at this location is necessary for the public convenience in that there is little or no demand for additional business uses in the area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed church which will be brought into compliance with building code regulations and which will provide adequate off-street parking; that the proposed church is compatible with the mixed business and residential improvements in the area and will not cause substantial business injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a church in a one-story brick building, on premises at 5707 W. Division Street, upon condition that ingress and egress to the on-site parking area shall be from the alley abutting the subject site to the west; that there shall be no ingress and egress to the on-site parking area across the property abutting the subject site to the east; that the alley abutting the subject site shall not be used for

MINUTES OF MEETING

November 18, 1983

Cal. No. 258-83-S

parking; that a six foot high chain link fence shall be erected on the periphery of the subject site; that the parking lot shall be securely locked at all times when not in use; 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: Rev. James O. Conner
 APPEARANCES FOR: Joyce S. Britton
 APPEARANCES AGAINST:

CAL. NO. 259-83-S
 MAP NO. 1-M
 MINUTES OF MEETING
 November 18, 1983

PREMISES AFFECTED— 5635 W. Chicago Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Rev. James O. Conner, for Samuel Gershman, owner, filed July 12, 1983, an application for a special use under the zoning ordinance for the approval of the location and the legalization of an existing church in a one-story brick store building, in a B4-2 Restricted Service District, on premises at 5635 W. Chicago Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 November 18, 1983 after due notice thereof by publication in the Chicago Tribune on August 29, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in a B4-2 Restricted Service District; that the proof presented indicates that a church has been established on the subject site for 10 years and that the church is necessary for the public convenience at this location to continue to meet the needs of the existing congregation; that the public health, safety and welfare will be adequately protected in the design and operation of said church which will be brought into compliance with building code regulations and which will provide adequate off-street parking; that the use of the premises as a church will be compatible with the existing improvements in the area which are mixed business and residential and will not cause substantial injury to other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to legalize an existing church in a one-story brick store building, on premises at 5635 W. Chicago 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: Chicago Illinois Congregation of Jehovah's Witnesses,
 Lindbloom Unit
 APPEARANCES FOR: William Hornsby
 APPEARANCES AGAINST: Fannie C. Bridgett

CAL. NO. 260-83-S
 MAP NO. 16-H
 MINUTES OF MEETING
 November 18, 1983

PREMISES AFFECTED— 6742-58 S. Ashland 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, Chicago Illinois Congregation of Jehovah's Witnesses, Lindbloom Unit, owner, filed July 22, 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 C1-2 Restricted Commercial District, on premises at 6742-58 S. Ashland 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 194 A 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 November 18, 1983 after due notice thereof by publication in the Chicago Tribune on August 29, 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 proof presented indicates that a church at this location is necessary for the public convenience to meet the needs of the 150 member congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed church which will provide ample setbacks with landscaping and adequate off-street parking improved under the conditions hereinafter set forth; that the proposed use 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 is authorized to permit the erection of a one-story church building, on premises at 6742-58 S. Ashland Avenue, upon condition that the four Jehovah's Witnesses congregations sharing the premises shall meet separately; that the parking 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 a five foot chain link fence shall be erected on the

MINUTES OF MEETING

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Cal. No. 260-83-S

west lot line abutting the alley and on the south and north lot lines; that the east side of the property shall be improved with landscaping; 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, running to an established City of Chicago sewer; that lighting shall be provided; that ingress and egress shall be from W. 68th Street; that the alley abutting the subject site on the west shall not be used for ingress nor for egress; that bumper guards shall be provided; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that the lot shall be securely locked at all times when not in use; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Anthony Tuskenis

CAL. NO. 267-83-A

APPEARANCES FOR:

MAP NO. 12-J

APPEARANCES AGAINST:

MINUTES OF MEETING

November 18, 1983

PREMISES AFFECTED— 5139 S. Homan Avenue

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

ACTION OF BOARD—

Case continued to
January 20, 1984

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: Harold A. Stahl, Architect
 APPEARANCES FOR: Harold A. Stahl
 APPEARANCES AGAINST:

CAL. NO. 268-83-A
 MAP NO. 5-K
 MINUTES OF MEETING
 November 18, 1983

PREMISES AFFECTED— 1747 N. Kedvale 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, Harold A. Stahl, Architect, for Ragelio Rivas, owner, filed July 8, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize three apartments in a two-story frame building on the rear of the lot and to permit the erection of a two-story porch to the rear of said building to provide a second means of egress, in an R3 General Residence District, on premises at 1747 N. Kedvale Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 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 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 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 building on the subject site has been occupied as three apartments since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as three apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the two-story frame building, on premises at 1747 N. Kedvale Avenue, as three apartments and to permit the erection of a two-story porch to the rear of said building to provide a second means of egress, 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: Issa D. Zanayed
APPEARANCES FOR: Woodward T. Jordan
APPEARANCES AGAINST:

CAL. NO. 302-83-A
MAP NO. 7-G
MINUTES OF MEETING
November 18, 1983

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

ACTION OF BOARD—

Case withdrawn upon
motion of applicant.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Paxton Landfill Corporation
APPEARANCES FOR: Thomas J. Murphy
APPEARANCES AGAINST: Michael P. Casey, et al.
PREMISES AFFECTED— Area bounded by: E. 116th Street, S. Yates Avenue,
E. 119th Street, S. Paxton Avenue, E. 120th Street,
S. Merrill Avenue, E. 118th Street and S. Stony Island Avenue
SUBJECT— Application for the approval of a special use.

CAL. NO. 190-83-S
MAP NO. 28-C and 30-C
MINUTES OF MEETING

November 18, 1983

ACTION OF BOARD—

THE VOTE

Case continued for
status report to
January 20, 1984.

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, et al.

CAL. NO. 229-83-S
 MAP NO. 13-G
 MINUTES OF MEETING
 November 18, 1983

PREMISES AFFECTED— 5132-38 N. Broadway
 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, Goggin & Furda, for Bank of Naperville, Trust No. 1658 and Bank of Ravenswood, Trust No. 1481, owners, filed July 15, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of an automobile laundry consisting of an automatic washer facility and seven self-wash stalls, in a C2-3 General Commercial District, on premises at 5132-38 N. Broadway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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 9.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 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 C2-3 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 C2-3 General Commercial District; that the proposed automobile laundry is to be located adjacent to and in connection with an existing automobile service station; that the subject site is located at the northwest corner of Winona Street and N. Broadway and is currently improved with several older commercial and residential uses; that the proposed use will consist of one automatic washer facility and seven self-wash stalls; that the proof presented indicates that an automobile laundry at this location is necessary for the public convenience as indicated by a feasibility study made of the area which indicates there is a need for an automobile self-washing facility at this location; that the public health, safety and welfare will be adequately protected in the design and operation of the automobile laundry to be improved and operated under the conditions hereinafter set forth; that the proposed use will be compatible with the existing commercial and business uses in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

November 18, 1983

Cal. No. 229-83-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is hereby authorized to permit the establishment of an automobile laundry consisting of an automatic washer facility and seven self-wash stalls, on premises at 5132-38 N. Broadway, upon condition that a metal guard rail shall be erected on the north lot line separating the automobile laundry from the adjacent service station; that an eight foot high masonry wall shall be erected abutting the alley on the west lot line; that there shall be metal guard rails, enhanced with landscaping, along the south and east lot lines; that there shall be a five foot setback from the east property line along Broadway; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some other comparable all weather dustless material; that adequate drainage shall be provided by the use of drainage tiles running to an established City of Chicago sewer; that heating strips for the purpose of de-icing shall be provided at the exit; that rumble strips shall be provided at the exit; that ingress and egress shall be from N. Broadway; that no use shall be made of the alley abutting the subject site on the west; that lighting shall be provided deflecting away from the adjacent residential property; that closed-circuit television cameras shall be installed on the northwest and southwest corners of the subject site to be monitored by attendants at the service station to the north of the subject site; that the hours of operation for the automatic car wash unit and the two westerly self-wash stalls shall be limited to the hours between 7 A.M. and 7 P.M.; that the hours of operation for the remaining five self-wash stalls shall be limited to the hours between 7 A.M. and 9 P.M.; that an attendant shall be on duty at all times during the hours of operation; that all steps shall be taken to control litter; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

MINUTES OF MEETING

November 18, 1983

Cal. No. 116-82-Z

Mr. David W. Ruttenberg, for Jerry Gingerich, filed a request for an extension of time in which to commence the construction of a three and four-story addition to the west of a four-story renovated building on an irregularly shaped lot, containing six offices or stores and 18 apartments, in a B4-3 Restricted Service District, on premises at 2216-18 N. Geneva Terrace and 2217 N. Lincoln Avenue, for which a variation of the zoning ordinance was granted on June 4, 1982 waiving the one required loading dock and with provision for off-street parking for 14 instead of 18 automobiles, in Cal. No. 116-82-Z, and for which extensions of time were granted to February 25, 1983 and December 4, 1983.

Chairman Guthman moved that the request be granted and the time extended until May 4, 1984.

The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

November 18, 1983

Mr. Keane moved that the Board do now adjourn.

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

Marian Rest
Secretary