

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, April 13, 1984

at 9:00 A.M. and 2:00 P.M.

The following were present and constituted a quorum:

Jack Guthman
Chairman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

MINUTES OF MEETING

April 13, 1984

Mr. Keane moved that the Board approve the record of the proceedings of the special meeting of the Zoning Board of Appeals held on March 30, 1984 (as submitted and signed by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Guthman, Cullen, Howlett and Keane. Nays-None.

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: David H. Gill and Catherine Simmons-Gill
 APPEARANCES FOR: Catherine Simmons-Gill
 APPEARANCES AGAINST: Don Flayton

CAL. NO. 107-84-Z
 MAP NO. 5-G
 MINUTES OF MEETING
 April 13, 1984

PREMISES AFFECTED— 2132 N. Dayton Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, David H. Gill and Catherine Simmons-Gill, for Dora Rosenberg, owner, filed February 14, 1984, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a three-story single family residence with no north side yard and an 8 inch south side yard instead of 2.5 feet each, on premises at 2132 N. Dayton Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 13, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.8-4(1) and 11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 13, 1984 after due notice thereof by publication in the Chicago Tribune on March 28, 1984; 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 building, which will be razed, is located in required side yards; 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 a building of the width proposed is necessary in order to obtain a suitable design to meet the needs of the applicant's family; that the plight of the owner is due to the limited lot width and that compliance with current side yard requirements would result in a particular hardship upon the applicant; that the variations, if granted, will not alter the essential character of the locality in that the subject site is located in a block in which the majority of the improvements do not comply with side yard requirements of the zoning ordinance; it is therefore

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

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and that a variation be and it hereby is granted to permit the erection of a three-story single family residence with no north side yard and an 8 inch south side yard instead of 2.5 feet each, on premises at 2132 N. Dayton 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: Peter Brown

CAL. NO. 108-84-Z

APPEARANCES FOR:

MAP NO. 9-K

APPEARANCES AGAINST:

MINUTES OF MEETING

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PREMISES AFFECTED— 4501 W. Addison Street

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

ACTION OF BOARD—

Case continued to
May 18, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Board of Education, City of Chicago
 APPEARANCES FOR: Anne L. Fredd, Dr. Vernon Feiock
 APPEARANCES AGAINST:

CAL. NO. 109-84-Z
 MAP NO. 14-F
 MINUTES OF MEETING
 April 13, 1984

PREMISES AFFECTED— 6201 S. Stewart Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Board of Education, City of Chicago, for Public Building Commission of Chicago, owner, filed February 14, 1984, an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 21.5 feet by 48 feet storage room addition to the north side of Englewood High School with no north side yard instead of 12 feet, on premises at 6201 S. Stewart Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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 7.8-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 13, 1984 after due notice thereof by publication in the Chicago Tribune on March 28, 1984; 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 plight of the owner is due to unique circumstances in that after Englewood High School was constructed it was found that there was no space available in the building for storage of yard equipment; that subsequently a storage room was erected next to the loading dock area; that the applicant now finds itself in a fait accompli situation; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed use is necessary at the present location to store equipment to maintain the school's grounds; that the variation, if granted, is located in a logical area next to the loading dock area and will not alter the essential character of the locality; it is therefore

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

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ordinance and that a variation be and it hereby is granted to permit the erection of a 21.1 feet by 48 feet storage room addition to the north side of Englewood High School with no north side yard instead of 12 feet, on premises at 6201 S. Stewart 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 M. Laurino
 APPEARANCES FOR: Jeffrey N. Given
 APPEARANCES AGAINST:

CAL. NO. 110-84-Z
 MAP NO. 8-F
 MINUTES OF MEETING
 April 13, 1984

PREMISES AFFECTED— 3434 S. Lowe Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, James M. Laurino, owner, filed February 16, 1984, an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the legalization of an existing 20 feet by 26 feet accessory garage which exceeds the allowable area by 40 square feet, on premises at 3434 S. Lowe Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 16, 1984 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 11.7-4(11)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 13, 1984 after due notice thereof by publication in the Chicago Tribune on March 28, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case the said use is located in an R3 General Residence District; that the proof presented indicates that the applicant, without obtaining the required building permit, constructed a detached accessory garage, 20 feet by 26 feet, which exceeds the allowable area by 40 square feet; 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 a garage with a length of 26 feet is necessary to provide adequate storage space for the applicant's over-sized van and pickup truck with attached snowplow and additional room for equipment storage; that the plight of the owner is due to unique circumstances in that the width of the lot is only 25 feet and that in order to obtain the desired floor space of the 20 feet wide garage, the applicant constructed the garage to a length of 26 feet which, unknowingly, exceeded the allowable floor area; that the variation, if granted, does not increase the area occupied by the detached accessory garage building in the required rear yard by more than ten percent and will not alter the essential character of the locality; it is therefore

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

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Cal. No. 110-84-Z

it, does hereby make a variation in the application of the zoning ordinance and that a variation be and it hereby is granted to permit the legalization of an existing 20 feet by 26 feet accessory garage which exceeds the allowable area by 40 feet, on premises at 3434 S. Lowe 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: Israel of God's Church, The White Horse Army
 APPEARANCES FOR: Therese Cushing
 APPEARANCES AGAINST:

CAL. NO. 111-84-S
 MAP NO. 4-J
 MINUTES OF MEETING
 April 13, 1984

PREMISES AFFECTED— 3736-42 W. 18th Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Israel of God's Church, The White Horse Army, owner, filed February 17, 1984, an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for the parking of private passenger automobiles, in an R4 General Residence District, on premises at 3736-42 W. 18th Street, for the use of a church located at 3737-41 W. 18th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 17, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 8.4-4 and 7.7-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 13, 1984 after due notice thereof by publication in the Chicago Tribune on March 28, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the proposed parking lot is necessary for the public convenience at this location to provide off-street parking spaces for use by the congregation of the applicant church; 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 use is compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the area; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site parking lot for the parking of private passenger automobiles, on premises at 3736-42 W. 18th Street, for the use of a church located at 3737-41 W. 18th Street, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied

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with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that a 7 foot wooden screen fence shall be provided along the north lot line; that a 7 foot chain link fence shall be provided along the south, west and east lot lines; that a strip of land 14 feet along the east property line shall be landscaped; 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 the drainage shall not run directly into city streets; that striping shall be provided; that ingress and egress curb cuts shall be determined by the Department of Streets; that there shall be no ingress nor egress from the public alley abutting the property; that the driveways shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that lighting shall be provided; that the lot shall be securely locked at all times when services and related church activities are not being conducted at the applicant church; that all 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: Bickerdike Redevelopment Corp.
 APPEARANCES FOR: Mary Margaret Jacobs
 APPEARANCES AGAINST:

CAL. NO. 112-84-Z
 MAP NO. 1-G
 MINUTES OF MEETING
 April 13, 1984

PREMISES AFFECTED— 729 and 731 N. Throop Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
Abstain		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Bickerdike Redevelopment Corp., owner, filed February 17, 1984, an application for a variation of the zoning ordinance to permit in an R4 General Residence District, the erection and division of a two-unit duplex townhouse, the south unit with no north side yard and the north unit with no south side yard instead of 2.4 feet each, on premises at 729 and 731 N. Throop Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 17, 1984 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 11.7-4(1), 5.7-2 and 7.8-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 13, 1984 after due notice thereof by publication in the Chicago Tribune on March 28, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District; that on September 10, 1982 the Board granted a variation to the applicant corporation for the erection of two two-story frame townhouses, the east unit with no west side yard and the west unit with no east side yard instead of 2.5 feet each, at 1533 and 1535 W. Walton Street; that the variation requested is to erect similar townhouses with north and south side yard variations on the lot at 729 and 731 N. Throop Street; that the record of the previous case, Cal. No. 252-83-Z is made part of the record in this case; that the proof presented indicates that the applicant is a not for profit corporation; that federal funds have been obtained for low cost housing under an Urban Development Action Grant; 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 due to the limitation of funds available for the project, it is proposed to erect a two-unit party wall townhouse, rather than more costly detached single family residences; that the plight of the owner is due to unique circumstances in that it is

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necessary to sell each unit individually and that upon legal division of the lot interior side yards would then be required, which, without the requested variation, would create a non-conforming situation; that the variation, if granted, will not alter the essential character of the locality in that in the block in which the subject site is located many of the improvements do not comply with the side yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection and division of a two-unit duplex townhouse, the south unit with no north side yard and the north unit with no south side yard instead of 2.4 feet each, on premises at 729 and 731 N. Throop 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: Bickerdike Redevelopment Corp.
 APPEARANCES FOR: Mary Margaret Jacobs
 APPEARANCES AGAINST:

CAL. NO. 113-84-Z
 MAP NO. 1-G
 MINUTES OF MEETING
 April 13, 1984

PREMISES AFFECTED— 721 and 723 N. Throop Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	Abstain	
x		
x		
x		

THE RESOLUTION:

WHEREAS, Bickerdike Redevelopment Corp., owner, filed February 17, 1984, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection and division of a two-unit duplex townhouse, the south unit with no north side yard and the north unit with no south side yard instead of 2.4 feet each, on premises at 721 and 723 N. Throop Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 17, 1984 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 11.7-4(1), 5.7-2 and 7.8-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 13, 1984 after due notice thereof by publication in the Chicago Tribune on March 28, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District; that on September 10, 1982 the Board granted a variation to the applicant corporation for the erection of two two-story frame townhouses, the east unit with no west side yard and the west unit with no east side yard instead of 2.5 feet each, at 1533 and 1535 W. Walton Street, that the variation requested is to erect similar townhouses with north and south side yard variations on the lot at 721 and 723 N. Throop Street; that the record of the previous case, Cal. No. 252-82-Z, is made part of the record in this case; that the proof presented indicates that the applicant is a not for profit corporation; that federal funds have been obtained for low cost housing under an Urban Development Action Grant; 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 due to the limitation of funds available for the project, it is proposed to erect a two-unit party wall townhouse, rather than more costly detached single family residences; that the plight of the owner is due to unique circumstances in that it is necessary to sell each unit individually

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and that upon legal division of the lot interior side yards would then be required, which, without the requested variation, would create a non-conforming situation; that the variation, if granted, will not alter the essential character of the locality in that in the block in which the subject site is located many of the improvements do not comply with the side yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection and division of a two-unit duplex townhouse, the south unit with no north side yard and the north unit with no south side yard instead of 2.4 feet each, on premises at 721 and 723 N. Throop 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 808

APPLICANT: Bickerdike Redevelopment Corp.
 APPEARANCES FOR: Mary Margaret Jacobs
 APPEARANCES AGAINST:

CAL. NO. 114-84- Z
 MAP NO. 3-G
 MINUTES OF MEETING
 April 13, 1984

PREMISES AFFECTED-- 1435 and 1439 W. Cortez Street
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
Abstain		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Bickerdike Redevelopment Corp., owner, filed February 17, 1984, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection and division of a two-unit duplex townhouse, the east unit with no west side yard and the west unit with no east side yard instead of 2.4 feet each, on premises at 1435 and 1439 W. Cortez Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 17, 1984 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 11.7-4(1), 5.7-2, 7.8-4."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 13, 1984 after due notice thereof by publication in the Chicago Tribune on March 28, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District; that on September 10, 1982 the Board granted a variation to the applicant corporation for the erection of two two-story frame townhouses, the east unit with no west side yard and the west unit with no east side yard instead of 2.5 feet each, at 1533 and 1535 W. Walton Street; that the variation requested is to erect similar townhouses on the lot at 1435 and 1439 W. Cortez Street; that the record of the previous case, Cal. No. 252-82-Z, is made part of the record in this case; that the proof presented indicates that the applicant is a not for profit corporation; that federal funds have been obtained for low cost housing under an Urban Development Action Grant; 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 due to the limitation of funds available for the project, it is proposed to erect a two-unit party wall townhouse, rather than more costly detached single family residences; that the plight of the owner is due to unique circumstances in that it is necessary to sell each unit individually and that upon legal division of the lot interior side yards would then be required, which, without the requested variation,

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would create a non-conforming situation; that the variation, if granted, will not alter the essential character of the locality in that in the block in which the subject site is located many of the improvements do not comply with the side yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection and division of a two-unit duplex townhouse, the east unit with no west side yard and the west unit with no east side yard instead of 2.4 feet each, on premises at 1435 and 1439 S. Cortez 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: Bickerdike Redevelopment Corp.
APPEARANCES FOR: Mary Margaret Jacobs
APPEARANCES AGAINST:

CAL. NO. 115-84-Z
MAP NO. 3-H
MINUTES OF MEETING
April 13, 1984

PREMISES AFFECTED— 2115 and 2117 W. Crystal Street
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Case continued to
May 18, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
Abstain		
X		
X		
X		

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

APPLICANT: Hal Emalfarb, for SM Venture
 APPEARANCES FOR: Roger Goble et al.
 APPEARANCES AGAINST: Alexavir Zotas et al.

CAL. NO. 116-84-A
 MAP NO. 5-F
 MINUTES OF MEETING
 April 13, 1984

PREMISES AFFECTED— 443 W. Eugenie 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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Hal Emalfarb, for SM Venture, for The Redemptorist Fathers of Chicago, owner, filed February 21, 1984, and subsequently amended, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of a two and three-story brick school building into 12 apartments with no provision for off-street parking, in an R5 General Residence District, on premises at 443 W. Eugenie Street, and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 24, 1984 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 April 13, 1984; and

WHEREAS, the district maps show that the premises are located in an R5 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R5 General Residence District; that the proof presented indicates that the appellant proposes to convert the two and three-story brick building on the subject site into 12 dwelling units with no provision for 12 on-site parking spaces; that the subject site building is part of the St. Michael's Church complex and has been intermittently used as a church social hall; that the subject site has no on-site parking; that the appellant contends that because the subject premises had no on-site parking, and that based on its seating capacity, Section 5.8-1(3) permits the proposed conversion with no on-site parking required; that off-street parking for the St. Michael's complex, which includes the subject premises, is provided for at 1700 N. Cleveland Avenue; that the Board finds that the alteration of the subject site building from a church social hall, which as part of the St. Michael's complex, is a permitted use in a residential zone and for which off-site parking is provided at 1700 N. Cleveland Avenue, to a 12-dwelling unit building with no provision for 12 on-site parking spaces is contrary to Section 5.8-1(2); and that Section 5.8-1(3) is not applicable in this case; 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: Jeffrey Weiss, for SM Venture

CAL. NO. 117-84-S

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

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PREMISES AFFECTED— 1700-16 N. Cleveland Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application withdrawn
upon motion of applicant

THE VOTE

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Alfred Landrum

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 1322 W. 87th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
May 18, 1984.

CAL. NO. 118-84-S

MAP NO. 20-G

MINUTES OF MEETING

April 13, 1984

THE VOTE

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Royal Savings & Loan Association of Chicago
 APPEARANCES FOR: James F. Wisniewski
 APPEARANCES AGAINST:

CAL. NO. 119-84-S
 MAP NO. 26-A
 MINUTES OF MEETING
 April 13, 1984

PREMISES AFFECTED-- 10513-21 S. Ewing 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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Royal Savings & Loan Association of Chicago, owner, filed February 24, 1984, an application for a special use 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 for the use of a savings and loan located at 10555 S. Ewing Avenue, in a B4-1 Restricted Service District, on premises at 10513-21 S. Ewing Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 23, 1984 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 April 13, 1984 after due notice thereof by publication in the Chicago Tribune on March 28, 1984; 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 parking lot is necessary for the public convenience at this location to meet the needs of the applicant savings and loan located a 10555 S. Ewing Avenue; that the public health, safety and welfare will be adequately protected in the design and location of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; that the proposed use is compatible with the mixed business and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 10513-21 S. Ewing Avenue, for the use of a savings and loan located at 10555 S. Ewing Avenue, upon condition that no use shall be made of the premises for the use requested until the following conditions

MINUTES OF MEETING

April 13, 1984

Cal. No. 119-84-S

shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon the said lot at any time; that a decorative fence shall be provided along the west lot line; that a concrete retaining wall shall be provided along the east, north and south lot lines; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that the drainage shall not run directly into city streets; that lighting shall be provided which will be deflected away from abutting residential properties; that ingress and egress shall be from South Ewing Avenue; that the public alley abutting the property shall not be used for ingress nor for egress; that the lot shall be securely locked when the applicant savings and loan is not in operation; that the driveways shall be constructed in accordance with the Driveway Ordinance, which specifies three-foot straight flares on each approach; that all 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 of 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: John Welsh
APPEARANCES FOR: John Fenig
APPEARANCES AGAINST:

CAL. NO. 120-84-Z
MAP NO. 3-E
MINUTES OF MEETING
April 13, 1984

PREMISES AFFECTED— 57 E. Elm Street
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, John Welsh, for Chicago Title & Trust Company, Tr. #1083430, owner, filed February 24, 1984, an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a one-story 16.66 feet by 24 feet addition to the rear of a three-story brick single family residence with no side yards instead of 1.66 feet each and whose rear yard is 8.64 feet instead of 30 feet, on premises at 57 E. Elm Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 23, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.8-5, 7.9-5 and 11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 13, 1984 after due notice thereof by publication in the Chicago Tribune on March 28, 1984; and

WHEREAS, the district maps show that the premises are located in an R5 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R5 General Residence District; that the proof presented indicates that the property 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 an addition of the size requested is necessary to meet the needs of the family of the applicant; that the plight of the owner is due to the narrow lot width; that the variations, if granted, will not alter the essential character of the locality in that the majority of the improvements in the block are attached row residences which do not provide side yards; it is therefore

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

MINUTES OF MEETING
April 13, 1984
Cal. No. 120-84-Z

16.66 feet by 24 feet addition to the rear of a three-story brick single family residence with no side yards instead of 1.66 feet each and whose rear yard is 8.64 feet instead of 30 feet, on premises at 57 E. Elm 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: Gertrude Lempp Kerbis
APPEARANCES FOR: David A. Epstein
APPEARANCES AGAINST: Martin J. Oberman

CAL. NO. 121-84-Z
MAP NO.
MINUTES OF MEETING
April 13, 1984

PREMISES AFFECTED-- 335-39 W. Webster Avenue
SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Case continued to
May 18, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Rev. Mark McCulloum
 APPEARANCES FOR: Rev. Mark McCulloum
 APPEARANCES AGAINST:

CAL. NO. 122-84-S
 MAP NO. 2-L
 MINUTES OF MEETING
 April 13, 1984

PREMISES AFFECTED-- 332-46 S. Cicero 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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Rev. Mark McCulloum, for New Home M.B. Church, owner, filed March 7, 1984, 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 and the erection of a one-story 40 feet by 60 feet addition to rear of said building, in a B4-2 Restricted Service District, on premises at 332-46 S. Cicero Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 6, 1984 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 8.3-4 and 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 April 13, 1984 after due notice thereof by publication in the Chicago Tribune on March 28, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B4-1 Restricted Service District; that the proof presented indicates that the applicant church, which presently occupies the existing building on the subject site, is seeking to build a one-story 40 feet by 60 feet addition to the rear of the building; that the proposed use is necessary at this location to provide additional seating and recreational facilities for church activities; that the public health, safety and welfare will be adequately protected in the design and location of the proposed church and addition which will provide ample off-street parking as well as provide needed services in the community; that the use of the premises as a church and the proposed addition, which follows the existing building's north wall, 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 establishment of a church in a one-story brick building and the erection of a one-story 40 feet by 60 feet addition to the rear of said building, on premises at 332-346 S. Cicero Avenue, upon condition that the parking area shall

MINUTES OF MEETING

April 13, 1984

Cal. No. 122-84-S

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 drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that the drainage shall not run directly into city streets; that guard rails or concrete curbing shall be provided on the periphery of the parking area; that lighting shall be provided; that the alley abutting the facility may not be used for ingress nor for egress; that ingress and egress curb cuts shall be set by the Department of Streets; that the parking area driveways shall be constructed in accordance with the Driveway Ordinance, which specifies three-foot straight flares on each approach; that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Thomas J. Stevens
 APPEARANCES FOR: Martin J. Murphy
 APPEARANCES AGAINST: Robert Dunn

CAL. NO. 123-84-Z
 MAP NO. 13-G
 MINUTES OF MEETING
 April 13, 1984

PREMISES AFFECTED-- 930-32 W. Ainslie Street

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

ACTION OF BOARD--

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Thomas J. Stevens, owner, filed March 1, 1984, an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the establishment of an additional garden apartment in a four-story brick seven-apartment building (for a total of eight apartments) whose lot area is 6,990 sq. ft. instead of 7,200 sq. ft. and with off-street parking for six automobiles instead of eight, on premises at 930-32 W. Ainslie Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 22, 1984 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 11.7-4(4), 7.5-4; 7.12-2(9), 11.7-4(2) and 5.8-1(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 13, 1984 after due notice thereof by publication in the Chicago Tribune on March 28, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District in an existing four-story brick seven-apartment building with a six-car brick garage at the rear; that the proof presented indicates that the applicant proposes to rehabilitate the existing building at a substantial cost; that when considering the anticipated expenditure for the rehabilitation, the property in question cannot yield a reasonable return nor be put to reasonable use in that the additional apartment is necessary to make the project economically feasible; that the plight of the owner is due to unique circumstances in that eight parking spaces could be provided by eliminating the existing six-car detached accessory garage at the rear of the building but that such an action would eliminate part of the property's amenities and decrease the value of the property; that the variations, if granted, will not alter the essential character of the locality in that the addition of an eighth apartment will not change the dimensions of the building in any way and that off-street parking for six instead of eight automobiles would not place any hardship on the community; it is therefore

MINUTES OF MEETING
April 13, 1984
Cal. No. 123-84-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations and that a variation be and it hereby is granted to permit the establishment of an additional garden apartment in a four-story brick seven-apartment building, for a total of eight apartments, whose lot area is 6,990 sq. ft. instead of 7,200 sq. ft. and with off-street parking for six automobiles instead of eight, on premises at 930-32 W. Ainslie Street, upon condition that the building shall be 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: Thresholds

CAL. NO. 124-84-A

APPEARANCES FOR:

MAP NO. 17-H

APPEARANCES AGAINST:

MINUTES OF MEETING

April 13, 1984

PREMISES AFFECTED— 1649 W. Farwell Avenue

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

ACTION OF BOARD—

Case continued to
May 18, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT:
APPEARANCES FOR:
APPEARANCES AGAINST:

Thresholds
1649 W. Farwell Avenue
Application for the approval of a special use.

CAL. NO. 125-84-S
MAP NO. 17-H
MINUTES OF MEETING
April 13, 1984

PREMISES AFFECTED—
SUBJECT—
ACTION OF BOARD—

Case continued to
May 18, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Concerned Young People, Ltd.

CAL. NO. 126-84-S

APPEARANCES FOR:

MAP NO. 14-D

APPEARANCES AGAINST:

MINUTES OF MEETING
April 13, 1984

PREMISES AFFECTED— 6153-59 S. Greenwood Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
May 18, 1984.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: James J. Sechman
 APPEARANCES FOR: James J. Sechman
 APPEARANCES AGAINST:

CAL. NO. 127-84-A
 MAP NO. 3-H
 MINUTES OF MEETING
 April 13, 1984

PREMISES AFFECTED— 957 N. Leavitt 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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, James J. Sechman for Mitchell Sechman, owner, filed February 27, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a food purveyor license for the selling of packaged snacks in an existing tavern in a two-story brick store and apartment building, on premises at 957 N. Leavitt Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 15, 1984 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 April 13, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District in a non-conforming store occupied as a licensed tavern; that the purveying of packaged snacks to customers of the existing tavern is an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a food purveyor license for the selling of packaged snacks in an existing tavern in a two-story brick store and apartment building, on premises at 957 N. Leavitt 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: Eric Rubenstein
 APPEARANCES FOR: Eric Rubenstein
 APPEARANCES AGAINST: Helen Brzezinski et al.

CAL. NO. 128-84-A
 MAP NO. 3-H
 MINUTES OF MEETING
 April 13, 1984

PREMISES AFFECTED— 1100 N. Paulina 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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Eric Rubenstein, owner, filed February 27, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a license for an existing two-story brick hotel building, in an R4 General Residence District, on premises at 1100 N. Paulina Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 24, 1984 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 April 13, 1984; 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 was built and operated as a hotel 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 use of the building on the subject site as a hotel; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a license for an existing two-story brick hotel building, on premises at 1100 N. Paulina 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: Steven J. Farej
 APPEARANCES FOR: Steven J. Farej
 APPEARANCES AGAINST:

CAL. NO. 129-84-A
 MAP NO. 14-J
 MINUTES OF MEETING
 April 13, 1984

PREMISES AFFECTED— 5706 S. Trumbull 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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Steven J. Farej, owner, filed February 27, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a two-story frame building as two apartments, in an R2 Single Family Residence District, on premises at 5706 S. Trumbull Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 20, 1984 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 April 13, 1984; and

WHEREAS, the district maps show that the premises are located in an R2 Single Family Residence; 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 two-story frame building, on premises at 5706 S. Trumbull 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: Jimmy A. Lopez

CAL. NO. 130-84-A

APPEARANCES FOR: None

MAP NO. 16-I

APPEARANCES AGAINST:

MINUTES OF MEETING

April 13, 1984

PREMISES AFFECTED— 2557 W. 63rd Street

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

ACTION OF BOARD—

THE VOTE

Case dismissed for want of prosecution.

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Elayne's Pastries, Inc.

CAL. NO. 131-84-A

APPEARANCES FOR: Ben Fonte

MAP NO. 11-K

APPEARANCES AGAINST:

MINUTES OF MEETING
April 13, 1984

PREMISES AFFECTED-- 4205 W. Lawrence 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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Elayne's Pastries, Inc., for Leon Ahen Kao, owner, filed February 23, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the wholesaling of bakery goods in conjunction with a retail bakery in a two-story brick store and apartment building, in a B4-1 Restricted Service District, at 4205 W. Lawrence Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 22, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 13, 1984; 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 in the store on the subject site occupied as a retail bakery shop; that the proof presented indicates that the store on the subject site has a history of both retail and wholesale bakery activity; 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 wholesaling of bakery goods in conjunction with a retail bakery in a two-story brick store and apartment building, on premises at 4205 W. Lawrence Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Loretta Bak
APPEARANCES FOR: Loretta Bak
APPEARANCES AGAINST:

CAL. NO. 132-84-A
MAP NO. 3-H
MINUTES OF MEETING
April 13, 1984

PREMISES AFFECTED— 1041 N. Wood 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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Loretta Bak, owner, filed March 6, 1984, an subsequently amended, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a retail bakery with accessory wholesaling of bakery goods, in a three-story brick store and apartment building, in an R4 General Residence District, on premises at 1041 N. Wood Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 13, 1984; 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 store in the building on the subject site has been occupied by a hardware store; that a change of use to a retail bakery with accessory wholesaling of bakery goods, 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 retail bakery with accessory wholesaling of bakery goods, in a three-story brick store and apartment building, on premises at 1041 N. Wood Street, upon condition that the hours of operation shall be limited to the hours between 6 A.M. and 6 P.M., daily; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Carlos Orta d/b/a California Customs
APPEARANCES FOR: Carlos Orta
APPEARANCES AGAINST:

CAL. NO. 133-84-A
MAP NO. 3-H
MINUTES OF MEETING
April 13, 1984

PREMISES AFFECTED— 1233-35 N. Honore Street

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

ACTION OF BOARD—

Case continued to
May 18, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Throme Brown
 APPEARANCES FOR: Throme Brown
 APPEARANCES AGAINST:

CAL. NO. 134-84-A
 MAP NO. 22-F
 MINUTES OF MEETING
 April 13, 1984

PREMISES AFFECTED— 9354 S. LaSalle 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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Throme Brown, owner, filed February 17, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a one-story frame building as two apartments, in an R2 Single Family Residence District, on premises at 9354 S. LaSalle Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 24, 1983 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-2."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 13, 1984; 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 one-story frame building was erected prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance and contained two living units, each having a separate kitchen facility and ingress and egress; that the appellant presently occupies the building with her sister as a "family" as defined in Article 3 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the one-story frame building with two separate kitchen facilities, on premises at 9354 S. LaSalle Street, as two apartments, upon condition that the occupancy of the building is and shall hereafter be by members of a "family" as defined in Article 3 of the zoning ordinance; and that all applicable ordinances of the City of Chicago shall be complied with.

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

APPLICANT: Fred Walton, Jr.

CAL. NO. 135-84-A

APPEARANCES FOR: None

MAP NO. 14-E

APPEARANCES AGAINST:

MINUTES OF MEETING

April 13, 1984

PREMISES AFFECTED— 5921 S. Prairie 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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Hudson Wholesale, Inc.

CAL. NO. 136-84-A

APPEARANCES FOR: William Hudson, Jr.

MAP NO. 16-F

APPEARANCES AGAINST:

MINUTES OF MEETING
April 13, 1984

PREMISES AFFECTED— 6905-07 S. Halsted Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Hudson Wholesale, Inc, for William Hudson, owner, filed February 16, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a wholesale food and tobacco business in a one-story brick former warehouse building, in a B2-2 Restricted Retail District, on premises at 6905-07 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 24, 1984 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 April 13, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B2-2 Restricted Retail District; that the subject site was commercially zoned from 1923 to September 26, 1979, at which time the City Council changed the zoning from Commercial to Restricted Retail; that the proof presented indicates that the building on the subject site had been previously occupied by a wholesale liquor business for 19 years; that the change of use to a wholesale food and tobacco business is a proper substitution 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 Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a wholesale food and tobacco business in a one-story brick former warehouse building, on premises at 6905-07 S. Halsted 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: George Royals
APPEARANCES FOR: George Royals
APPEARANCES AGAINST:

CAL. NO. 137-84-A
MAP NO. 24-A
MINUTES OF MEETING
 April 13, 1984

PREMISES AFFECTED— 9950 S. Avenue M
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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, George Royals, for Marie Royals, owner, filed February 14, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a two-story frame building as four apartments, in an M1-1 Restricted Manufacturing District, on premises at 9950 S. Avenue M; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 14, 1984 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 April 13, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in an M1-1 Restricted Manufacturing District; that the proof presented indicates that the building on the subject site has been occupied as four apartments since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as four apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the two-story frame building, on premises at 9950 S. Avenue M, 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: Annie Schwartz
APPEARANCES FOR: Annie Schwartz
APPEARANCES AGAINST:

CAL. NO. 138-84-A
MAP NO. 13-L
MINUTES OF MEETING
April 13, 1984

PREMISES AFFECTED— 5301 N. Central 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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Annie Schwartz, for Bodaslow Ustaborowitz, owner, filed February 14, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a food purveyor license for an existing candy store in a two-story brick store and apartment building, in an R3 General Residence District, on premises at 5301 N. Central Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 10, 1984 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 April 13, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R3 General Residence District in an existing non-conforming store occupied as a licensed candy store; that the purveying of bulk candy is an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a food purveyor license for an existing candy store in a two-story brick store and apartment building, on premises at 5301 N. Central Avenue, upon condition that all applicable ordinance 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: Lester S. Dickinson, Acting Commissioner
Department of Streets and Sanitation

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED-- 1400 W. Pershing Road

SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

CAL. NO. 1-84-S
MAP NO. 8-G
MINUTES OF MEETING
April 13, 1984

Case continued to
June 15, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806
Lester S. Dickinson, Acting Commissioner
Department of Streets and Sanitation

APPLICANT:

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 3757 W. 34th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
June 15, 1984.

CAL. NO. 2-84-S

MAP NO. 8-J

MINUTES OF MEETING
April 13, 1984

THE VOTE

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Grace Episcopal Church

APPEARANCES FOR: Timothy Riordan

APPEARANCES AGAINST:

CAL. NO. 36-84-S

MAP NO. 2-F

MINUTES OF MEETING
April 13, 1984

PREMISES AFFECTED— 637-41 S. Dearborn Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
June 15, 1984.

THE VOTE

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Orby Cunningham
 APPEARANCES FOR: Solomon Gutstein
 APPEARANCES AGAINST: L. Wayne Robinson

CAL. NO. 77-84-A
 MAP NO. 12-C
 MINUTES OF MEETING
 April 13, 1984

PREMISES AFFECTED— 1645 E. 53rd 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		

THE RESOLUTION:

WHEREAS, Orby Cunningham, for 3 R's Joint Venture, filed January 17, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a restaurant with service bar on the first floor of a two-story brick building, partly in an R6 General Residence District and partly in a B4-4 Restricted Service District, on premises at 1645 E. 53rd Street; 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, Sections 5.1(2) and 7.3-6."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 13, 1984; and

WHEREAS, the district maps show that the premises are located partly in an R6 General Residence District and partly in a B4-4 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is located partly in an R6 General Residence District and partly in a B4-2 Restricted Service District; that the proof presented indicates that the subject site is improved with a two-story brick building, the first floor of which is vacant and unoccupied and the second floor occupied as offices, pursuant to an order of the Zoning Board of Appeals, dated November 21, 1980, Cal. No. 302-80-A, which legalized the use of the premises as offices; that at the time of the hearing which gave rise to said order the first floor of the building was occupied as a real estate office; that on February 25, 1983, in Cal. No. 80-83-A, the Board denied an appeal by the appellant seeking the establishment of a restaurant with service bar and live entertainment, a B4 use, in the building on the subject site, finding, in part, that Section 5.1(2) of the zoning ordinance provides that "where the condition imposed by any provision of this comprehensive amendment upon the use of land or buildings or upon the bulk of buildings are either more restrictive or less restrictive than comparable conditions imposed by any other provisions of this comprehensive amendment or of any other law, ordinance, resolution, rule or regulation of any kind, the regulations which are more restrictive (or which impose higher standards or requirements) shall govern"; that the R6 General Residence is the more restrictive zoning, thus

MINUTES OF MEETING

April 13, 1984
Cal. No. 77-84-A

making the building and use on the subject site non-conforming; that the change of use from offices, a B2 use, to a restaurant with service bar and live entertainment, a B4 use, was not a proper substitution under Section 6.4-7 of the zoning ordinance; that on April 4, 1983 the appellant timely filed a Summons in Administrative Review in the Circuit Court of Cook County on the said appeal, Case No. 83L50780, which suit is still pending; that on January 17, 1984 the appellant filed with the Zoning Board of Appeals an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a restaurant with service bar on the first floor of a two-story brick building on the subject site; that no facts were presented to establish that the substitution of use from an office to that of a restaurant and service bar with seating capacity of 90 persons and operating daily between the hours of 11:00 A.M. and 1:30 A.M. is permitted under Section 6.4-7 of the zoning ordinance; it is therefore

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

MINUTES OF MEETING

April 13, 1984
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, December 4, 1983 and May 4, 1984;

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

The motion prevailed by yeas and nays as follows:

Yeas-Guthman, Cullen, Howlett and Keane. Nays-None.

MINUTES OF MEETING

April 13, 1984

Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in special meeting on April 27, 1984.

Marwan Rest
Secretary