

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, March 15, 1985

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

The following were present and constituted a quorum
at 9:00 A.M. and 3:00 P.M.

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

The following were present and constituted a quorum
at 2:00 P.M.

Jack Guthman
Chairman
Michael J. Howlett
Thomas P. Keane

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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 February 15, 1985 (as submitted 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: City of Chicago, Department of Housing
 APPEARANCES FOR: Karen Przypyszny
 APPEARANCES AGAINST: Richard Newhouse
 PREMISES AFFECTED— 5534-40 S. Cornell Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 83-85-S
 MAP NO. 14-C
 MINUTES OF MEETING
 March 15, 1985

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
Abstain		
x		
x		
x		

THE RESOLUTION:

WHEREAS, The City of Chicago, Department of Housing, owner, on February 1, 1985, filed 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, in an R6 General Residence District, on premises at 5534-40 S. Cornell Avenue, for the use of a residential-commercial building located at 1642 E. 56th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 2, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-6."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1985 after due notice thereof by publication in the Chicago Tribune on February 25, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R6 General Residence District; that the City of Chicago is planning to convey the subject site property to Windermere Associates for use as an accessory off-street parking lot for the use of the Windermere Apartments located at 1642 E. 56th Street; that the sale of the subject site lot was approved by the City Council on April 13, 1984; that the proof presented indicates that the proposed parking lot at this location is necessary for the public convenience to provide additional parking spaces complementing the Windermere Apartments' current parking facility located immediately south and across the alley from the subject site; 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; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in that the lot will be compatible with the existing improvements in the area; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 5534-40 S. Cornell Avenue,

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Cal. No. 83-85-S

for the use of a residential-commercial building located at 1642 E. 56th Street, upon condition that no use shall be made of the premises for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the drainage shall not run off onto abutting residential properties; that the lot shall be enclosed on the south, west and north sides with a 5 foot high open wire fence; that steel beam guard rails approximately 2 feet in height shall be erected within the fenced area along the south, west and north sides; that the parking stalls shall be designated with striping and provided with concrete wheel stops; that lighting shall be provided directed way from abutting residential property; that ingress and egress to the lot shall be from S. Cornell Avenue through a card-controlled gate system; that the public alley abutting the facility shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three-foot straight flares on each approach; that the lot may be operated 24 hours a day; and 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 and with Section 7.12 of the zoning ordinance. 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: City of Chicago, Department of Housing
 APPEARANCES FOR: Karen Przepyszny
 APPEARANCES AGAINST: Richard Newhouse

CAL. NO. 84-85-Z
 MAP NO. 14-C
 MINUTES OF MEETING
 March 15, 1985

PREMISES AFFECTED— 5534-40 S. Cornell 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
Abstain		
x		
x		
x		

THE RESOLUTION:

WHEREAS, The City of Chicago, Department of Housing, owner, on February 1, 1985, filed an application for a variation of the zoning ordinance to permit, in an R6 General Residence District, the operation and illumination of a parking lot between the hours of 10:00 P.M. and 7:00 A.M. and to permit parking partially located in the required 15 feet front yard, on premises at 5534-40 S. Cornell Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 29, 1985 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 7.7-6 and 7.12(8d)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1985 after due notice thereof by publication in the Chicago Tribune on February 25, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R6 General Residence District; that on March 15, 1985, the Board approved a special use, Cal. No. 83-85-S, for the establishment of an off-site accessory parking lot, on premises at 5534-40 S. Cornell Avenue, for the parking of private passenger automobiles for the use of a residential-commercial building located at 1642 E. 56th Street; 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 a parking lot to serve the residents of the Windermere Apartments would require operation with night-time illumination on a 24 hour daily basis and that the requested front yard variation is necessary to provide an efficient parking lot layout; that the plight of the owner is due to the need for additional parking facilities and the availability of the lot at all times; and that the variations, if granted, will not alter the essential character of the locality in that its lighting will be directed away from the abutting residential property and that only two parking spaces will be located in the required front yard; it is therefore

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

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March 15, 1985

Cal. No. 84-85-Z

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 operation and illumination of a parking lot, on premises at 5534-40 S. Cornell Avenue, between the hours of 10:00 P.M. and 7:00 A.M. and to permit parking partially located in the required 15 feet front yard.

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

APPLICANT: White Castle System, Inc.

CAL. NO. 85-85-S

APPEARANCES FOR:

MAP NO. 10-J

APPEARANCES AGAINST:

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PREMISES AFFECTED— 4341-49 S. Sawyer Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application withdrawn.

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: White Castle System, Inc.

CAL. NO. 86-85-Z

APPEARANCES FOR:

MAP NO. 10-J

APPEARANCES AGAINST:

MINUTES OF MEETING
March 15, 1985

PREMISES AFFECTED— 4341-49 S. Sawyer Avenue

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

ACTION OF BOARD—

Application withdrawn.

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: William Tarsa
 APPEARANCES FOR: Michael Tolan
 APPEARANCES AGAINST:

CAL. NO. 87-85-Z
 MAP NO. 14-N
 MINUTES OF MEETING
 March 15, 1985

PREMISES AFFECTED-- 6214 S. Narragansett 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, William Tarsa, for Michael Tolan, owner, on February 7, 1985, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a two-story four dwelling unit condominium building on a lot whose area is 6,274 square feet instead of 6,600 square feet, on premises at 6214 S. Narragansett Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 25, 1985 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 March 15, 1985 after due notice thereof by publication in the Chicago Tribune on February 25, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence District; that the applicant proposes to erect a two-story four-dwelling unit condominium building on a 6,274 square foot lot which is located on a section line street; 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 the erection of a building of less than four units would be economically unfeasible; that the plight of the owner is due to unique circumstances in that Narragansett Avenue is a section line street and that under zoning ordinance requirements, a four unit building requires a minimum of 6,600 square feet in this residence district; that the variation, if granted, will not alter the essential character of the locality in that the square footage of the subject lot is within 95 percent of the lot area required under the zoning ordinance and that the proposed building will be compatible with the existing multi-dwelling unit buildings on the block; it is therefore

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

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four dwelling unit condominium building on a lot whose area is 6,274 square feet instead of 6,600 square feet, on premises at 6214 S. Narragansett 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: Richard G. DuFour
 APPEARANCES FOR: Richard G. DuFour
 APPEARANCES AGAINST:

CAL. NO. 88-85-Z
 MAP NO. 5-F
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PREMISES AFFECTED— 1751 N. Fern Court and 409 W. Menomonee 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, Richard G. DuFour, for American National Bank, Tr. #55214, owner, on January 30, 1985, filed an application for a variation of the zoning ordinance to permit, on an L-shaped lot partly located in an R5 General Residence District and partly located in a B4-3 Restricted Service District, the expansion of the third story of an existing two and three-story single family residence and the erection of an approximately 22 feet by 35 feet, one, two and three story addition to the rear thereof, with no north and south side yards instead of 2.5 feet each and with no rear yard instead of 30 feet, on premises at 1751 N. Fern Court and 409 W. Menomonee Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 24, 1985 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), 7.8-5 and 7.9-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1985 after due notice thereof by publication in the Chicago Tribune on February 25, 1985; and

WHEREAS, the districts maps indicate that the premises are partly located in an R5 General Residence District and partly in a B4-3 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be partly located in an R5 General Residence District and partly located in a B4-3 Restricted Service District; that the subject site is a lot, 25 feet by 60 feet, improved with a two and three-story residential building which is located in the R5 Residential District; that the applicant has purchased a lot of 22 feet by 69.5 feet in the adjacent B4-3 Restricted Service District which adjoins the rear yard of the residential district lot on its open north side; that the two parcels together result in an L-shaped lot of 3,029 square feet; that the applicant proposes to construct a three-story addition to the rear of the existing residential building and to expand the third floor level to create a viable third floor; that the proof presented indicates that the property in question cannot yield a reasonable return nor be put to reasonable use in that the requested yard variations are necessary to provide a new kitchen, dining room, bedroom, and stairway to meet the needs of the applicant's family; that the plight of the owner is due to unique circumstances in that the short depths and narrow widths

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Cal. No. 88-85-Z

of the two parcels of land and the L-shape of the site necessitates the requested yard variations; and that the proposed use will not alter the essential character of the locality in that it will be compatible with the existing improvements on the block which do not comply with the 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, on an L-shape lot partly in an R5 General Residence District and partly in a B4-3 Restricted Service District, the expansion of the 3rd story of an existing two and three-story single family residence and the erection of an approximately 22 feet by 35 feet one, two and three story addition to the rear thereof, with no north and south side yards instead of 2.5 feet each and with no rear yard instead of 30 feet, on premises at 1751 N. Fern Court and 409 W. Menomonee Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Gary A. Metelak
 APPEARANCES FOR: Gary A. Metelak
 APPEARANCES AGAINST:

CAL. NO. 89-85-Z
 MAP NO. 15-O
 MINUTES OF MEETING
 March 15, 1985

PREMISES AFFECTED— 7710 W. Clarence 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, Gary A. Metelak, owner, on January 10, 1985, filed an application for a variation of the zoning ordinance to permit, in an R2 Single Family Residence District, the legalization of an existing two-story addition to the east side of a one-story single family residence whose east side yard is 2.82 feet instead of 7 feet, on premises at 7710 W. Clarence Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 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, Section 7.8-2(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1985 after due notice thereof by publication in the Chicago Tribune on February 25, 1984; and

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

WHEREAS, that the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R2 Single Family Residence District; that the proof presented indicates that the existing two-story addition to the east side of the one-story single family residence, resulting in an east side yard of 2.82 feet instead of 7 feet, was constructed by the previous owner; that construction of said addition was completed in December, 1975; that the applicant, as the new owner of the residence, was sued for damages by his neighbor alleging the reduced east side yard of the applicant's property decreased the value of their vacant lot abutting to the east; that a settlement of the suit was entered on October 11, 1984 in the Circuit Court of Cook County; 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 legalization of the east side yard is necessary to correct the zoning ordinance violation should the owner desire to sell the property in the future; that the plight of the owner is due to a fait accompli circumstance and that the construction of said addition in violation of the east side yard requirement of the zoning ordinance was done prior to the ownership of the property by the applicant; and that the variation, if granted, will not alter the essential character of the locality in that the existing east side yard has existed over nine years and is accepted by the community; it is therefore

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Cal. No. 89-85-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to legalize an existing two-story addition to the east side of a one-story single family residence whose east side yard is 2.82 feet instead of 7 feet, on premises at 7710 W. Clarence Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Richard Hradisky
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 90-85-Z
 MAP NO. 13-P
 MINUTES OF MEETING
 March 15, 1985

PREMISES AFFECTED— 8644, 8648 and 8652 W. Evelyn Lane
 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, Richard Hradisky, for Richard F. and Gloria Stanke, owners, on January 31, 1985 filed, and subsequently amended, an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of three two-story two dwelling unit buildings whose west side yards will each be 2 feet instead of 5 feet, on premises at 8644, 8648 and 8652 W. Evelyn Lane; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 31, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 195A of the Municipal Code of Chicago, specifically, Sections 7.8-3(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 March 15, 1985 after due notice thereof by publication in the Chicago Tribune on February 25, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence District; that the subject site lot has an Evelyn Lane frontage of 104 feet and a depth of 195 feet; that the south 33.01 feet of said lot will be dedicated to the City of Chicago for the purpose of widening the street; that the applicant proposes to divide the remaining 104 feet by 161.99 feet lot into three lots each measuring 34.66 feet by 161.99 feet whose front lot lines will be a continuation of the improved lots to the east; that it is proposed to erect three two-story two dwelling unit buildings on said lots whose west side yards will each be 2 feet instead of 5 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 the requested variation is necessary to provide an access driveway on the east side of each property to the parking area at the rear of each lot; that the plight of the owner is due to the narrow lot widths and the need to provide access to the rear parking areas; and that the variation, if granted, will not alter the essential character of the locality in that the proposed residences will be consistent with the existing residential improvements in the block; it is therefore

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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 three two-story two dwelling unit buildings whose west side yards will each be 2 feet instead of 5 feet, on premises at 8644, 8648 and 8652 W. Evelyn Lane, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the front lot line of each of the proposed three lots shall be a straight line continuation of the front lot line of the improved lots to the east, as depicted in the pending Plat of Dedication.

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

APPLICANT: H. Eric Johnson
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 91-85-Z
 MAP NO. 7-G
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PREMISES AFFECTED-- 1110 W. Drummond Place
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, H. Eric Johnson, owner, on January 31, 1985, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the dormering of the attic of a two-story two dwelling unit building with no rear yard instead of 30 feet, on premises at 1110 W. Drummond Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 31, 1985 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 7.7-4, 7.8-4(1), 7.9-4 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 March 15, 1985 after due notice thereof by publication in the Chicago Tribune on February 25, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the subject site has been improved with the existing two-story frame residential building in excess of 80 years; that the applicant desired to change the style of the roof during re-roofing; that the Office of the Zoning Administrator took exception and issued a denial of zoning certification for a second floor addition and violation of the rear yard requirements of the zoning ordinance, when, in fact, the dormer is not for the purpose of any additional dwelling unit space and that the building has existed on the subject site for more than 80 years without a rear yard; that the plight of the owner is due to unique circumstances; and that the dormering of the attic of the existing two-story two dwelling unit building on the subject site will not increase the existing floor area or the density of the residential units nor enlarge the existing building on the subject lot and that the essential character of the neighborhood will not be altered in any way; 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 dormering of the attic

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of a two-story frame two dwelling unit building with no rear yard instead of 30 feet, on premises at 1110 W. Drummond Place, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Irish American Heritage Center
 APPEARANCES FOR: James M. Kane
 APPEARANCES AGAINST: Linda Felix

CAL. NO. 92-85-S
 MAP NO. 11-L
 MINUTES OF MEETING
 March 15, 1985

PREMISES AFFECTED— 4600-58 N. Knox Avenue and 4601-59 N. Kilpatrick 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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, the Irish American Heritage Center, for the City of Chicago, Board of Education owner, on February 15, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an Irish-American social-cultural community center in a two and three-story former school building, in an R3 General Residence District, on premises at 4600-58 N. Knox Avenue and 4601-59 N. Kilpatrick Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 11, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.3-3 and 7.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1985 after due notice thereof by publication in the Chicago Tribune on February 25, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence District; that the applicant, an Illinois not-for-profit corporation with approximately 1500 members, seeks to utilize the existing two and three-story former Mayfair School building on the subject site as a social and cultural community center, providing classes and seminars in Gaelic language, Irish history, dancing and music, arts and crafts, concerts, banquets, dances, exhibits, a library, museum, chapel, gymnasium, a members' lounge with bar facilities, and meeting rooms; that the applicant also contemplates establishing bingo, a radio and television station and printing facilities in the future; that the proof presented indicates that the proposed use is necessary for the public convenience at this location to provide a social and cultural community center offering ethnic activities to the members of the applicant organization and to the Irish-American community in the City of Chicago; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use which will provide ample off-street parking and which will operated under the conditions hereinafter set forth; and that the proposed use will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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March 15, 1985

Cal. No. 92-85-S

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 Irish-American social-cultural community center for conducting the aforesaid activities in a two and three-story former school building, on premises at 4600-58 N. Knox Avenue and 4601-59 N. Kilpatrick Avenue, upon condition that no use shall be made of the premises for the purpose requested until the following conditions shall have been complied with: that the existing two and three-story brick structure shall be renovated in conformity with all applicable provisions of the Municipal Code of Chicago; that available space surrounding the building shall be utilized to its fullest capacity for use as on-site parking; that the entire site, excepting driveways, shall be completely enclosed with a 6 foot high chain link fence; that densely planted compact hedges not less than five feet nor more than seven feet in height shall be provided within the fenced area so as to effectively screen the parking areas from the surrounding residential district; that sufficient means for securely locking the driveways shall be provided; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the hours of operation of the community center shall be limited between the hours of 9 A.M. and 11 P.M., Sundays through Thursdays, and between the hours of 9 A.M. Fridays and 1 A.M. Saturdays and 9 A.M. Saturdays and 1 A.M. Sundays; that the driveways to the premises shall be securely locked at all other times; that all members and guests shall be instructed to use available on-site parking and that, whenever possible, there shall be no member or guest parking on adjoining streets; that this parking policy shall be conspicuously posted on signs situated in and around the parking areas; it shall be the responsibility of the applicant to maintain the premises and its operation continuously in conformance with the provisions and conditions hereby established under this order.

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

APPLICANT: Group W Cable of Chicago, Inc.
 APPEARANCES FOR: James G. Godlewski
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 6608 W. Higgins Road
 SUBJECT— Application for the approval of a special use.
 ACTION OF BOARD—

CAL. NO. 93-85-S
 MAP NO. 13-N
 MINUTES OF MEETING
 March 15, 1985

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, Group W Cable of Chicago, Inc., for LaSalle National Bank, Tr. #10-9632-09, owner, on February 1, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a one-story building to be used as a cable hub site for receiving television signals for retransmission over cable wire, in a B2-1 Restricted Retail District, on premises at 6608 W. Higgins Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 8, 1985 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 8.3-2 and 8.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1985 after due notice thereof by publication in the Chicago Tribune on February 25, 1985; 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 that in this case the proposed use is to be located in a B2-1 Restricted Retail District; that the applicant proposes to establish a cable hub site at the subject site for the purpose of receiving broadcast signals over cable wire from the applicant's Courtland Street head end site, converting those signals to a different frequency and retransmitting the signals over cable wire to the applicant's customers; that the proposed hub site will consist of a new one-story building, approximately 1500 square feet, and a mast antenna no more than 40 feet in height located at the rear of the proposed building; that the proof presented indicates that the proposed use is necessary for the public convenience at this location to serve as a cable television receiving station for retransmission to cable wire customers located in the Northwest and North Central Chicago area; that the public health, safety and welfare will be adequately protected in the design and operation of the cable hub site which will be secured from the general public and will periodically be inspected and maintained by employees of the applicant company and that television and radio signals will not be interfered with; that the proposed cable hub site, with 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

MINUTES OF MEETING

March 15, 1985

Cal. No. 93-85-S

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 building and a mast antenna no more than 40 feet in height to be used as a cable hub site for receiving television signals for retransmission over cable wire, on premises at 6608 W. Higgins Road, upon condition that the hub site and antenna shall be serviced and maintained periodically in a proper manner; that the vacant space to the northwest and a three foot area to the southeast of the proposed one-story building shall be landscaped with shrubbery; that the proposed hub site shall be equipped with an electronic security system which will be activated by any unauthorized entry into the hub site; that the proposed hub site and mast antenna, and the use thereof, shall be constructed and operated in compliance with the regulations of the Federal Communications Commission; 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: Elfriede Young
 APPEARANCES FOR: Elfriede Young
 APPEARANCES AGAINST:

CAL. NO. 94-85-Z
 MAP NO. 13-O
 MINUTES OF MEETING
 March 15, 1985

PREMISES AFFECTED— 7229 W. Balmoral 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, Elfriede Young, owner, on February 5, 1985, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a one-story 14 feet by 20 feet accessory garage building at the southwest corner of an irregularly shaped lot improved with a two-story attached single family residence, whose south side yard will be 4 feet and whose west front yard will be 8 feet instead of 13 feet, on premises at 7229 W. Balmoral Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 5, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.7-3, 7.8-3 and 5.6-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1985 after due notice thereof by publication in the Chicago Tribune on February 25, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence District on an irregularly shaped lot improved with a two-story attached single family residence; that the applicant seeks to erect a one-story 14 feet by 20 feet accessory garage building for the off-street parking of one automobile at the southwest corner of the lot; 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 the placement of the attached single family residence on the northeast side of the irregularly shaped lot necessitates the requested south and front yard variations for the erection of the proposed one car accessory garage; that the plight of the owner is due to the limited amount of space available on the irregularly shaped lot; that the variations, if granted, will not alter the essential character of the locality in that the subject site with the existing attached two-story single family residence and the proposed one automobile accessory garage will be the mirror image of the property abutting to the south and will not alter the essential character of the locality, it is therefore

MINUTES OF MEETING
March 15, 1985
Cal. No. 94-85-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a one-story 14 feet by 20 feet accessory garage building for one automobile only at the southwest corner of an irregularly shaped lot improved with a two-story attached single family residence, whose south side yard will be 4 feet and whose west front yard will be 8 feet instead of 13 feet, on premises at 7229 W. Balmoral Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Robert Tomich

CAL. NO. 95-85-S

APPEARANCES FOR:

MAP NO. 17-O

APPEARANCES AGAINST:

MINUTES OF MEETING
March 15, 1985

PREMISES AFFECTED-- 6754 N. Harlem Avenue

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

ACTION OF BOARD--

Case continued to
April 19, 1985.

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: Robert Tomich

CAL. NO. 96-85-Z

APPEARANCES FOR:

MAP NO. 17-O

APPEARANCES AGAINST:

MINUTES OF MEETING

March 15, 1985

PREMISES AFFECTED— 6754 N. Harlem Avenue

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

ACTION OF BOARD—

Case continued to
April 19, 1985.

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: John J. Cullerton
 APPEARANCES FOR: R. Matthew Simon
 APPEARANCES AGAINST: Alan Strauss

CAL. NO. 97-85-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 March 15, 1985

PREMISES AFFECTED-- 1855 N. Orchard 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 J. Cullerton, for Chicago Title and Trust Company, Tr. #1085444, owner, on January 22, 1985, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a two-story single family residence whose front yard will be 10 feet instead of 15 feet and with no side yards instead of 2.2 feet each, on premises at 1855 N. Orchard Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 17, 1985 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 7.7-4 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 March 15, 1985 after due notice thereof by publication in the Chicago Tribune on February 25, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District; that the subject site is a 22 feet by 124.67 feet lot currently improved with a structurally unsound two-and-a-half story frame single family residential building built almost to the north and south lot lines; that the applicant proposes to demolish the existing structure and erect a two-story Victorian-style brick single family residence of approximately 2,500 square feet on the exact site of the present structure; 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 the yard variations are necessitated by the narrow width of the subject lot and the desire of the applicant to erect the proposed single family dwelling on the exact site as the existing frame structure; that the plight of the owner is due to the economic unfeasibility of remodelling the existing structurally dangerous building; and that the variations, if granted, will not alter the essential character of the locality in that many of the existing improvements in the block do not comply with the front and side yard requirements of the zoning ordinance; it is therefore

MINUTES OF MEETING

March 15, 1985

Cal. No. 97-85-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a two-story single family residence whose front yard will be 10 feet instead of 15 feet and with no side yards instead of 2.2 feet each, on premises at 1855 N. Orchard 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: Stephen P. Durchslag
 APPEARANCES FOR: Gregory H. Furda
 APPEARANCES AGAINST:

CAL. NO. 98-85-Z
 MAP NO. 7-F
 MINUTES OF MEETING
 March 15, 1985

PREMISES AFFECTED— 2474-76 N. Lakeview Avenue and 411 W. Roslyn Place
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Stephen P. Durchslag, for Stephen P. Durchslag and Ruth M. Durchslag, owners, on February 15, 1985, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a four-story single family residence on an L-shaped through lot whose W. Roslyn Place front yard ranges from 3 feet to 8 feet at the ground floor level, from zero feet to 3 feet at the 1st floor level and from zero feet to 8 feet at the upper floor levels, instead of 15 feet, on premises at 2474-76 N. Lakeview Avenue and 411 W. Roslyn Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 15, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.7-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1985 after due notice thereof by publication in the Chicago Tribune on February 25, 1985; and

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

WHEREAS, that the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R5 General Residence District; that on December 14, 1984 the Board granted a variation to the applicant permitting the erection of a four-story single family residence on a L-shaped through lot whose N. Lakeview front yard will be 12 feet instead of 15 feet and with no yards along all other adjacent lot lines, except the W. Roslyn Place front yard, instead of 6 feet each, on premises at 2474-76 N. Lakeview Avenue and 411 W. Roslyn Place; that the testimony in Calendar Number 408-84-Z is hereby made a part of the record in this case; that on January 9, 1985, an agreement was formalized between the applicant Stephen P. Durchslag and Ted A. Fried, owner of the abutting property at 415 W. Roslyn Place, with respect to the proposed construction of the four-story single family residence at the subject site; that a copy of said agreement is hereby attached and made a part of the Resolution in this case; that the proposed single family residence is to be constructed on two lots of record fronting on W. Lakeview Avenue and one lot of record fronting on W. Roslyn Place, thereby creating a through lot, as defined; that the proof presented indicates that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted

MINUTES OF MEETING
March 15, 1985
Cal. No. 98-85-Z

to be used only under the conditions allowed by the regulations in this district in that the proposed development is a direct result of the high land cost of the subject site and the desire to erect a single family residence to meet the needs of the applicant; that the plight of the owner is due to unique circumstances in that by incorporating the aforesaid lots of record creates an unusual through lot with an L-shaped configuration, thus necessitating the requested variations; and that the variations, if granted, will not alter the essential character of the locality in that the proposed front yard variations are consistent with the existing front yards of the improvements in the area; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a four-story single family residence on a L-shaped through lot allowing the ground floor level adjacent to W. Roslyn Place with no front yard beginning at the east lot line and continuing in a westerly direction for the first six feet of the 411 W. Roslyn Place property and from that point angled in a southwest direction to align the footprint of the structure with the adjacent five foot overhang of 415 W. Roslyn Place and the setback for the first floor level of 411 W. Roslyn Place with no front yard for the first six feet of the property beginning at the east lot line and angled from that point to align with the adjacent five foot overhang of 415 W. Roslyn Place and the upper floor levels with no front yard for the first six feet beginning at the east lot line and angled from that point to align with the adjacent front edge of 415 W. Roslyn Place, on premises at 2474-76 N. Lakeview Avenue and 411 W. Roslyn Place, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the formalized agreement of January 9, 1985, between Stephen P. and Ruth M. Durchslag, owners of the subject site, and Ted A. Fried, owner of the adjacent 415 W. Roslyn Place property, is hereby attached and made of the Resolution in this case.

SIDLEY & AUSTIN
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

2049 CENTURY PARK EAST
LOS ANGELES, CALIFORNIA 90067
213: 553-8100 TELEX 18-1391

330 MADISON AVENUE
NEW YORK, NEW YORK 10022
212: 418-2100 TELEX 97-1606

1723 EYE STREET, N.W.
WASHINGTON, D.C. 20006
202: 439-4000 TELEX 89-463

31 ST. JAMES'S SQUARE
LONDON, SW1Y 4JR, ENGLAND
44-1: 930-5596 TELEX 21781

ONE FIRST NATIONAL PLAZA
CHICAGO, ILLINOIS 60603
TELEPHONE 312: 853-7000
TELEX 25-4364

P.O. BOX 100
MUSCAT, SULTANATE OF OMAN
968 722-4111 TELEX 2266

P.O. BOX 4619
DEIRA, DUBAI-U.A.E.
971-283194 TELEX 37216

5 SHENTON WAY
SINGAPORE 0100
65 234-5000 TELEX 23754

P.O. BOX 8650
RIYADH, SAUDI ARABIA
966-1-463-4160 TELEX 204947

SIDLEY & AUSTIN & NAGUIB
AHMED NESSIM STREET, 3
GIZA, CAIRO, EGYPT
202: 729-499 TELEX 93750

January 9, 1985

Mr. Martin J. Freed, Esq.
Boorstein, Freed & Zelechowski
33 North Dearborn Street
Suite 1006
Chicago, Illinois 60602

Re: 2474 North Lakeview Avenue
and 411 West Roslyn Place

Dear Mr. Freed:

This letter is intended to formalize the agreement between Mr. Ted A. Fried and Mr. & Mrs. Stephen P. Durchslag with respect to the proposed construction of the Durchslag Residence at the above captioned address. The acceptance of this agreement by the parties will allow the Zoning Board of Appeals to issue its order on the issues presented to it at the December 14, 1984 hearing. It will also allow us to refile the requested variation for the West Roslyn Place front yard variations and represent that there has been an agreement with the adjoining property owner.

SIDE YARD VARIATIONS

Mr. Ted A. Fried will withdraw any objections to the variations requested concerning the side yard abutting his property and the side yard abutting the Wrigley property on the following conditions:

1. By no later than the time construction is begun on the property commonly known as 411 West Roslyn Place for the Durchslag Residence, Mr. and Mrs. Durchslag cause to be installed, at their sole expense, a ladder or other device, of weather

H.C.H.

Mr. Martin J. Freed, Esq.

Page Two

January 9, 1985

resistant construction, which will enable occupants of Mr. Fried's property at 415 West Roslyn Place to escape a fire or other emergency condition existing thereon by scaling and retreating from the other side of the party wall with the Wrigley Property located along the rear line of Mr. Fried's property, and

2. The upper portions of the Durchslag Residence will be constructed so as to provide a lightwell with a minimum radius of three feet at the upper level window on the east elevation of the Fried property measured from the center of said width of said window for light and air to said window, and

3. Mr. and Mrs. Durchslag will pay all costs and expenses, including legal fees reasonably incurred by Mr. Fried not to exceed \$ 1,177⁰⁰ arising in connection with the negotiations of the agreement between them regarding the matters set forth herein and his representation before the Zoning Board of Appeals concerning the variances requested by Mr. and Mrs. Durchslag.

WEST ROSLYN PLACE VARIATIONS

In addition, Mr. Fried will not object to a request for front yard variations along West Roslyn Place as shown in the site description drawings dated December 19, 1984. Copies of these three (3) drawings are attached hereto and incorporated into and made a part of this agreement by reference. In substance, the West Roslyn Place variations will, if approved by the Zoning Board of Appeals, allow the Durchslags to build the ground floor level adjacent to West Roslyn Place with no front yard beginning at the east lot line and continuing in a generally westerly direction for the first six (6) feet of the 411 West Roslyn Place property and from that point angled in a generally southwest direction to align the footprint of the structure with the adjacent five (5) foot overhang of 415 West Roslyn Place. The setback for the first floor level of 411 West Roslyn Place will, similarly, have no front yard for the first six (6) feet of the property beginning at the east lot line and from that point will be angled so as to align with the adjacent five (5) foot overhang of 415 West Roslyn Place. The second floor and the levels above the second floor will, similarly,

Mr. Martin J. Freed, Esq.

Page Three

January 9, 1985

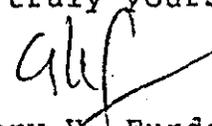
have no front yard for the first six (6) feet beginning at the east lot line and from that point will angle and align with the adjacent front edge of 415 West Roslyn Place.

Your review of the above and your advice concerning its consistency with our previous discussion would be appreciated at your earliest convenience. In the event that these terms are acceptable to Mr. Fried, please have him execute this letter agreement in the space provided.

A meeting of the Roslyn Street neighbors has been arranged by Alderman Oberman's office for January 9, 1985 at 7:30 P.M. in the second floor meeting room of 2500 North Lakeview Avenue. We would hope to have these matters resolved prior to that community meeting.

Thank you for your continued cooperation in these matters.

Very truly yours,


Gregory H. Furda

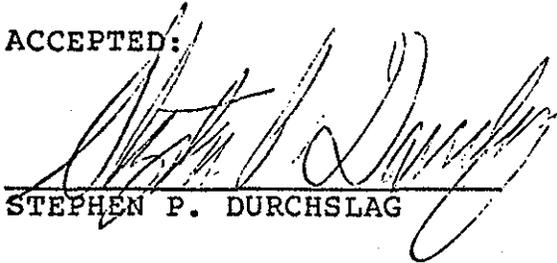
GHF:rn

cc: Stephen P. Durchslag
Krueck & Olson Architects

SFD
JAF

Mr. Martin J. Freed, Esq.
Page Four
January 9, 1985

ACCEPTED:


STEPHEN P. DURCHSLAG

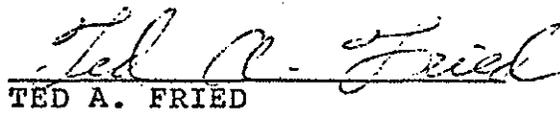
DATED: 1/17/85

ACCEPTED:

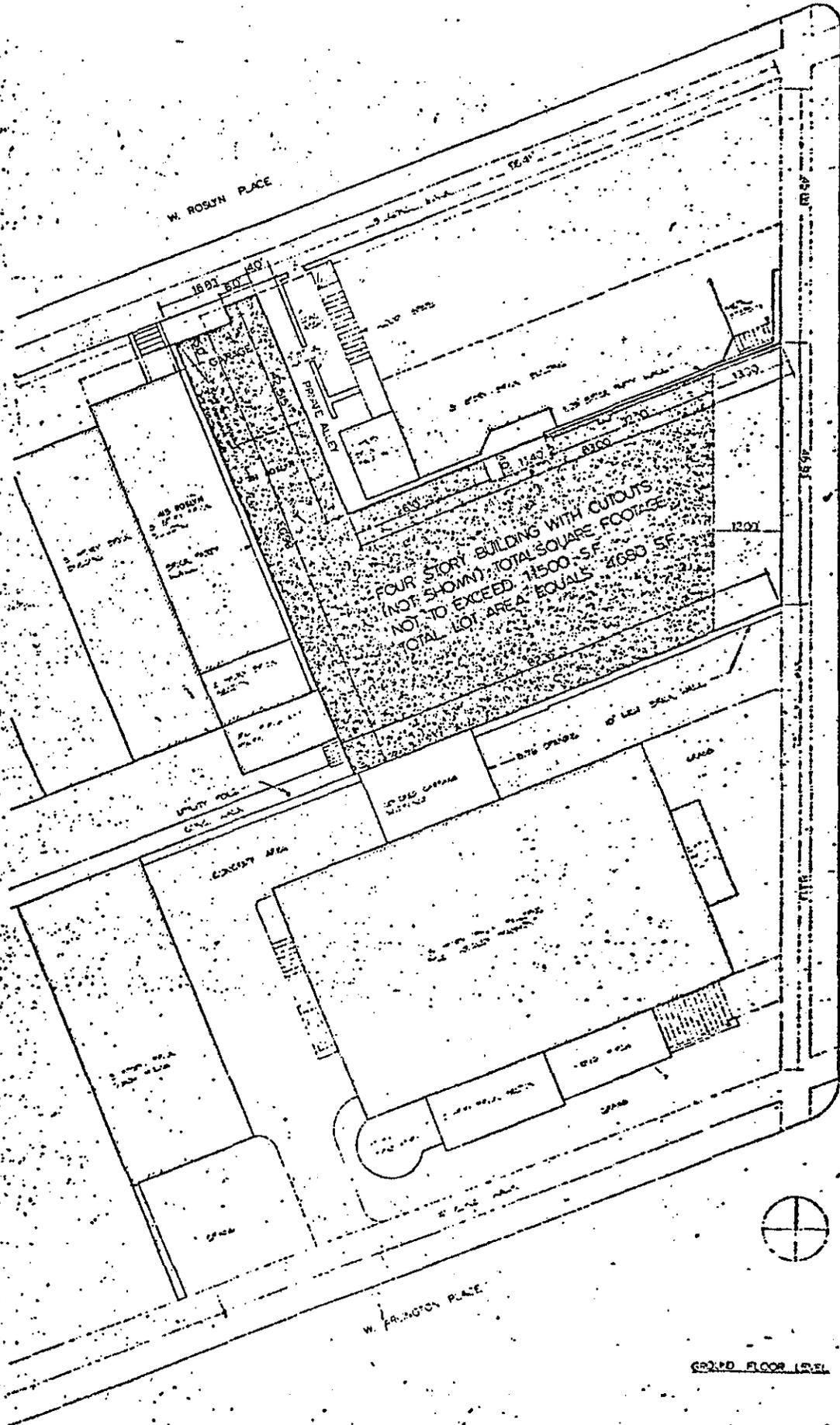
RUTH DURCHSLAG

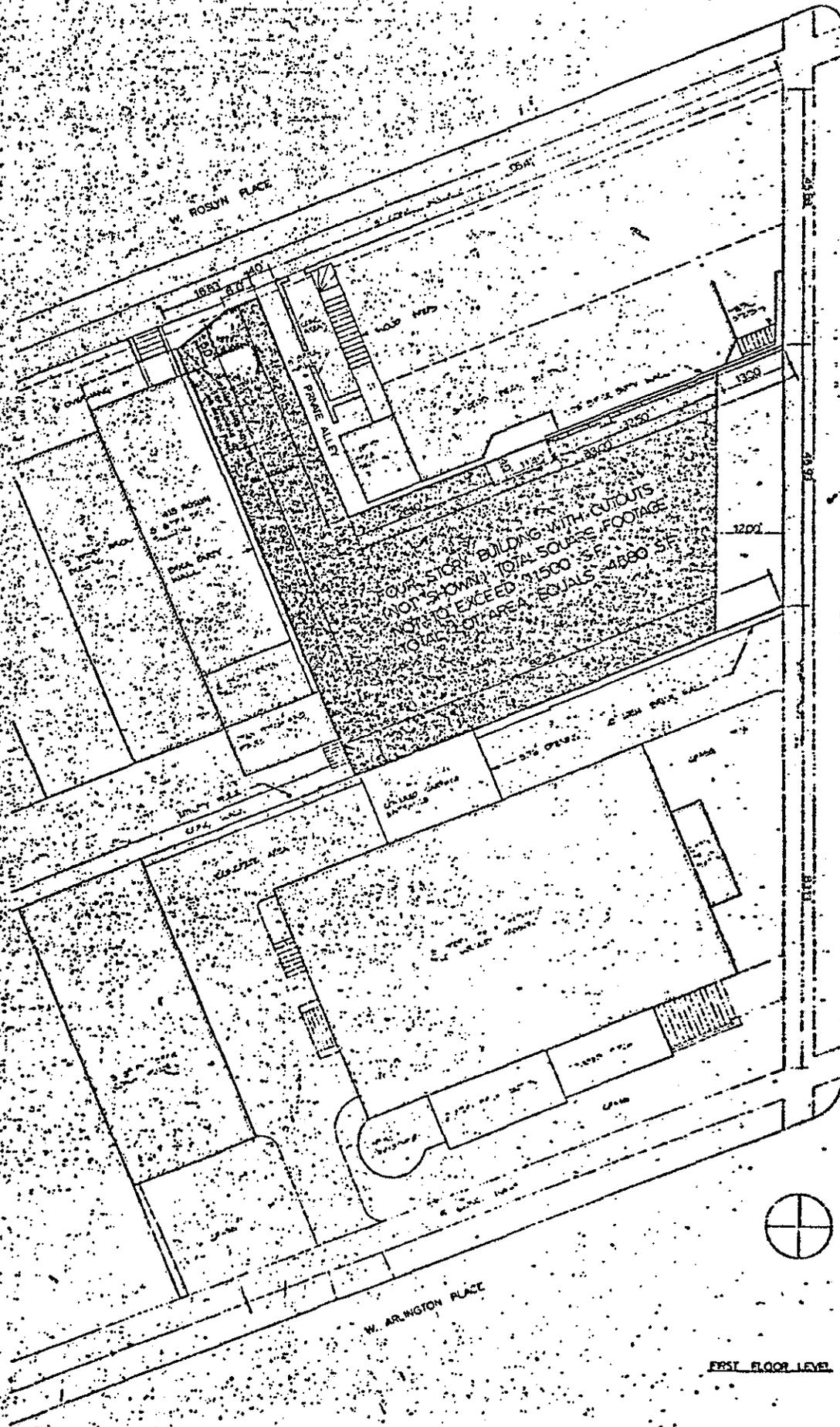
DATED: _____

ACCEPTED:


TED A. FRIED

DATED: 1/17/85





W. ROSLYN PLACE

N. LANGVIEW AVENUE

W. ARLINGTON PLACE

FIRST FLOOR LEVEL

FOUR STORY BUILDING WITH CUTOUTS
 NOT TO EXCEED 11500 SF
 TOTAL LOT AREA EQUALS 4880 SF

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

APPLICANT: Daniel Sampson

CAL. NO. 99-85-S

APPEARANCES FOR:

MAP NO. 3-F

APPEARANCES AGAINST:

MINUTES OF MEETING

March 15, 1985

PREMISES AFFECTED— 1410 N. Orleans Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
April 19, 1985.

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: House of God

CAL. NO. 100-85-S

APPEARANCES FOR: Ron Cohen

MAP NO. 26-F

APPEARANCES AGAINST:

MINUTES OF MEETING

March 15, 1985

PREMISES AFFECTED— 10714 S. Wentworth 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, House of God, owner, on February 20, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a two-story brick building, in a B2-1 Restricted Retail District, on premises at 10714 S. Wentworth Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 19, 1985 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 March 15, 1985 after due notice thereof by publication in the Chicago Tribune on February 25, 1985; 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 that in this case the proposed use is to be located in a B2-1 Restricted Retail District; that the proof presented indicates that a church at this location is necessary for the public convenience to continue to meet the needs of the 50-member congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the operation of the proposed church which will provide needed services in the community and which will provide adequate off-street parking; that although the proposed church is located in a business district, there is insufficient demand for business improvements in the area and that the proposed use will be compatible with the existing residential improvements in the area; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a church in a two-story brick building, on premises at 10714 S. Wentworth Avenue, upon condition that off-street parking shall be provided at 10702-04 S. Wentworth Avenue; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: House of God

CAL. NO. 101-85-S

APPEARANCES FOR: Ron Cohen

MAP NO. 16-F

APPEARANCES AGAINST:

MINUTES OF MEETING

March 15, 1985

PREMISES AFFECTED— 10702-04 S. Wentworth 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, House of God, owner, on February 20, 1985, filed 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, in a B2-1 Restricted Retail District, on premises at 10702-04 S. Wentworth Avenue, for the use of a proposed church located at 10714 S. Wentworth Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 19, 1985 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 March 15, 1985 after due notice thereof by publication in the Chicago Tribune on February 25, 1985; 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 that in this case the proposed use is to be located in a B2-1 Restricted Retail District; that the proof presented indicates that a parking lot at this location is necessary for the public convenience to satisfy the parking requirements for the proposed church located at 10714 S. Wentworth Avenue; 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; and that the proposed parking lot will be compatible with the type of improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 10702-04 S. Wentworth Avenue, to satisfy the parking requirements for a proposed church located at 10714 S. Wentworth Avenue, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely

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for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be completely enclosed with a 6 foot high open wire fence; that steel beam guard rails approximately 2 feet in height shall be erected within the fenced area on the north side; that the parking stalls shall be designated with striping; that lighting shall be provided directed away from abutting residential property; that ingress and egress shall be from S. Wentworth Avenue; that the public alley abutting the facility shall not be used for ingress nor for egress; 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 services and activities are not being conducted at the applicant church; and 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 and with Section 5.8-5 of the zoning ordinance. 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: Paula Lawrence
 APPEARANCES FOR: Gary J. Stern
 APPEARANCES AGAINST: John F. Hern, et al.

CAL. NO. 102-85-A
 MAP NO. 3-F
 MINUTES OF MEETING
 March 15, 1985

PREMISES AFFECTED— 1347 N. Wells 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, Paula Lawrence, for American National Bank, Tr. #59476, owner, on January 16, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the construction of a one-story 23 feet by 33.34 feet addition to the rear of a one-story brick store building presently occupied with a non-conforming "Adult Use", in a C1-4 Restricted Commercial District, on premises at 1347 N. Wells Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 19, 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 9.3-1."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1985; and

WHEREAS, the district maps show that the premises are located in a C1-4 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 that in this case the proposed use is to be located in a C1-4 Restricted Commercial District; that the appellant seeks to construct a one-story 23 feet by 33.34 feet addition to the rear of an existing one-story brick store building presently occupied by an existing book store with coin-operated viewing machines; that the "Adult Use Ordinance", Chapter 194C of the Municipal Code of the City of Chicago, enacted by the City Council on July 17, 1977, defines, in part, that an establishment having as a substantial or significant portion of its stock in trade, books, magazines, films for sale or viewing on premises by use of motion picture devices or any other coin-operated means, and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing or relating to "Specified Sexual Activities" or "Specified Anatomical Areas", as defined in said ordinance, or an establishment with a segment or section devoted to the sale or display of such material, shall be classified as an "Adult Use" and that such adult use shall not be located in any Zoning District except a C2 zoned area; that on December 30, 1980, the City Council enacted an amendment to the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code, which provides that an "Adult Use", as defined in Chapter 194C, shall be allowed only in C2-4 Districts and only upon the approval of a Special

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Use; that the attorney for the appellant willingly admitted that the existing use at the subject site is that of an "Adult Use" as defined by the Code; that the zoning ordinance defines a non-conforming use as a use of land, building, or structure which does not comply with all of the regulations of the zoning ordinance or any amendment thereto governing use for the zoning district in which such use is located; that the present use of the subject site is that of an "Adult Use" as defined; that by virtue of the "Adult Use Ordinance", Chapter 194C of the Municipal Code of Chicago and Section 9.4-2(2) of the Zoning Ordinance, Chapter 194A of said Code, the use of the subject site as that of an "Adult Use" renders the premises non-conforming; that under Section 6.4-6 of the zoning ordinance, the Board has no authority to permit the expansion of the existing non-conforming use; 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: John J. Plezbert

CAL. NO. 60-85-Z

APPEARANCES FOR:

MAP NO. 2-G

MINUTES OF MEETING
March 15, 1985

APPEARANCES AGAINST:

PREMISES AFFECTED— 1245 W. Flourney Street

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

ACTION OF BOARD—

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

Case continued to
April 19, 1985.

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

APPLICANT: Janie Wormley
APPEARANCES FOR: Janie Wormley
APPEARANCES AGAINST:

CAL. NO. 103-85-A
MAP NO. 10-E
MINUTES OF MEETING
March 15, 1985

PREMISES AFFECTED-- 4207 S. Indiana 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, Janie Wormley, owner, on February 11, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing beauty shop in the basement of a three-story brick apartment building, in an R5 General Residence District, on premises at 4207 S. Indiana Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 18, 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 7.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R5 General Residence District; that the proof presented indicates that the non-conforming beauty shop in the basement of the three-story apartment building on the subject site has been in existence and operated by the appellant since prior to the time of the passage of the 1957 comprehensive amendment to 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 certify an existing beauty shop in the basement of a three-story brick apartment building, on premises at 4207 S. Indiana Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 5 P.M., Thursdays through Saturdays; 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: Dong Kun Lee, Contract Purchaser
 APPEARANCES FOR: Norman S. Rosen
 APPEARANCES AGAINST: Olga T. Bancroft, et al.
 PREMISES AFFECTED— 6108 W. Gunnison Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 104-85-A
 MAP NO. 13-M
 MINUTES OF MEETING
 March 15, 1985

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, Dong Kun Lee, Contract Purchaser, for Arthur Bochkol, owner, on January 30, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a retail dry cleaning business with dry cleaning done on premises in a one-story brick store building, in an R3 General Residence District, on premises at 6108 W. Gunnison Street; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence District in an existing non-conforming one-story business building occupied by a general contractor business, a C use, and a cleaner and tailor business; that the proof presented indicates that the appellant, the contract purchaser, seeks to establish a dry cleaning business with on-site dry cleaning in the store presently occupied by the cleaner and tailor use; that the appellant will install one 25-pound dry-cleaning machine of the type used in self-service cleaning establishments, two steam presses and a heater for the presses; that the proposed cleaning equipment will conform to all applicable City of Chicago standards for the installation and operation of said equipment; that the expansion of the non-conforming use throughout the building is permitted under Section 6.4-6 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a retail dry cleaning business with dry cleaning done on premises in a one-story brick store building, on premises at 6108 W. Gunnison Street, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 6:30 P.M., Mondays

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through Saturdays; that the dry cleaning equipment on premises shall be limited to one 25-pound dry cleaning machine, two steam presses and a steam heater for the presses; that all equipment installed on the premises shall meet all applicable environmental standards of the City of Chicago; that the proposed dry cleaning establishment shall be limited to retail operation only; 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: Arthur Norfleet
 APPEARANCES FOR: Arthur Norfleet
 APPEARANCES AGAINST: Steve Cokely

CAL. NO. 105-84-A
 MAP NO. 22-D
 MINUTES OF MEETING
 March 15, 1985

PREMISES AFFECTED— 9200 S. Woodlawn Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Arthur Norfleet, for Arthur and Vera Norfleet, owners, on January 24, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a two-story brick store and apartment building, in an R3 General Residence District, on premises at 9200 S. Woodlawn Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 31, 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 March 15, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that the non-conforming store on the first floor of 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.

APPLICANT: Rosella M. Flynn
 APPEARANCES FOR: Rosella M. Flynn
 APPEARANCES AGAINST:

CAL. NO. 106-85-A
 MAP NO. 5-M
 MINUTES OF MEETING
 March 15, 1985

PREMISES AFFECTED— 1754 N. Monitor 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, Rosella M. Flynn, owner, on February 1, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the use of a two-story brick building as four dwelling units, in an R3 General Residence District, on premises at 1754 N. Monitor Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 31, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.5-3 and 7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R3 General Residence District; that the proof presented indicates that the two-story brick building on the subject site has been occupied as four dwelling units 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 dwelling units, 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 1754 N. Monitor Avenue, as four dwelling units, 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: Biagio Ferrantelli
 APPEARANCES FOR: Marton Sass
 APPEARANCES AGAINST:

CAL. NO. 107-85-A
 MAP NO. 7-F
 MINUTES OF MEETING
 March 15, 1985

PREMISES AFFECTED-- 3138-3140 N. Broadway

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Biagio Ferrantelli, owner, on January 25, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of a two-car garage for use as retail storage at the rear of a lot improved with a three-story brick store and apartment building, in a B4-4 Restricted Service District, on premises at 3138-3140 N. Broadway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 18, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 5.8-2, 8.11-2(3) and 11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-4 Restricted Service District; that the subject site is improved with a three-story brick store and apartment building and a double garage building at the rear of the lot; that the proof presented indicates that a permit for construction of the said garage building was obtained by the brother-in-law of the appellant prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance, but that the double garage building was not constructed according to original drawings submitted; that the appellant seeks to convert a portion of the garage building into storage space for the use of the retail florist business in the store on the subject site; that under Section 5.8-2 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: Leroy Wilson
 APPEARANCES FOR: Leroy Wilson
 APPEARANCES AGAINST:

CAL. NO. 108-85-A
 MAP NO. 20-G
 MINUTES OF MEETING
 March 15, 1985

PREMISES AFFECTED— 8158 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, Leroy Wilson, for Morris and Irma Penrice, owners, on January 17, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile repair shop in a former service station building, in a B2-1 Restricted Retail District, on premises at 8158 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 16, 1985 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 March 15, 1985; 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 that in this case the proposed use is to be located in a B2-1 Restricted Retail District in a building formerly occupied as an automobile service station; that on March 18, 1983, Cal. No. 71-83-A, the Board sustained an appeal permitting the establishment of an automobile repair shop in the building on the subject site; that the appellant has a right to continue the use of the premises as an automobile repair shop, provided no body or fender work, engine rebuilding nor spray painting shall be done on the premises; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an automobile repair shop in a former service station building, on premises at 8158 S. Halsted Street, upon condition that there shall be no body or fender work, engine rebuilding nor spray painting done on the premises; that the hours of operation shall be limited to the hours between 8 A.M. and 5 P.M., Mondays through Saturdays; 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: Maurice Hartwig
 APPEARANCES FOR: Marvin Herman
 APPEARANCES AGAINST:

CAL. NO. 109-85-A
 MAP NO. 5-G
 MINUTES OF MEETING
 March 15, 1985

PREMISES AFFECTED-- 813 W. Armitage 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, Maurice Hartwig, for Maxamillio Gonzals, owner, on February 8, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a motor vehicle repair license for an existing tire repair shop in a one-story frame building at the rear of a lot improved with a two-story frame store building, in a B2-2 Restricted Retail District, on premises at 813 W. Armitage Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 29, 1985 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 March 15, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in a B2-2 Restricted Retail District in an existing one-story frame business building at the rear of the lot; that the proof presented indicates that the existing tire repair shop has been operated by the appellant at the subject site since prior to the down-zoning of the district on February 29, 1980 from C1 to B2, which rendered the use of the building non-conforming; that licensing requirements have caused the case to be filed; that the appellant has a right to continue the use of the premises as a used tire repair and sales shop; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a motor vehicle repair license for an existing tire repair shop in a one-story frame building at the rear of a lot improved with a two-story frame store building, on premises at 813 W. Armitage Avenue, upon condition that the use of the motor vehicle repair license shall be limited to the repair and sale of tires only and not for general automotive repair; 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: Lester Harris
 APPEARANCES FOR: Lester Harris
 APPEARANCES AGAINST:

CAL. NO. 110-85-A
 MAP NO. 18-G
 MINUTES OF MEETING
 March 15, 1985

PREMISES AFFECTED-- 1152-54 W. 79th 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, Lester Harris, for Chalres McCary, owner, on January 30, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a second-hand store in a one-story brick store building, in a B2-1 Restricted Retail District, on premises at 1152-54 W. 79th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 8, 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 8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1985; 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 that in this case the proposed use is to be located in a B2-1 Restricted Retail District; that the proof presented indicates that the one-story building on the subject site has been occupied by a second-hand store, a B4 use, since prior to the down-zoning of the site from B4 to B2, on September 26, 1979; 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 a second-hand store in a one-story brick store building, on premises at 1152-54 W. 79th Street upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 9 P.M., Mondays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: George Stotis, d/b/a Chicago Recycle
 APPEARANCES FOR: Bill George Stotis
 APPEARANCES AGAINST:

CAL. NO. 111-85-A
 MAP NO. 13-G
 MINUTES OF MEETING
 March 15, 1985

PREMISES AFFECTED-- 5308 N. Clark 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, George Stotis, d/b/a Chicago Recycle, owner, on February 4, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a second-hand store in a one-story brick store building, in a B3-2 General Retail District, on premises at 5308 N. Clark Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 24, 1985 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 8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1985; and

WHEREAS, the district maps show that the premises are located in a B3-2 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B3-2 General Retail District; that the proof presented indicates that the building on the subject site has been occupied by a second-hand clothes store since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; 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 a second-hand store in a one-story brick store building, on premises at 5308 N. Clark Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Mondays through Saturdays; 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: Kevin Miller
 APPEARANCES FOR: Ellen E. Douglass
 APPEARANCES AGAINST:

CAL. NO. 112-85-A
 MAP NO. 8-E
 MINUTES OF MEETING
 March 15, 1985

PREMISES AFFECTED— 3342 S. Indiana 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, Kevin Miller, for James Flies, d/b/a Files Electric Co., owner, on February 13, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile repair shop including sale of new and used automobiles in a one-story brick garage building, in an R3 General Residence District, on premises at 3342 S. Indiana Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 18, 1985 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 March 15, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence District in an existing non-conforming one-story garage building on the subject site; that the proof presented indicates that the non-conforming garage building on the subject site has been previously occupied as an automobile repair shop and, until recently, an electric business; that the majority of the proposed automobile repair work will be the conversion of European-made automobiles to meet government environmental standards; that there will also be limited sales of automobiles at the premises; that the change of use to an automobile sales and repair shop is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an automobile repair shop including sale of new and used automobiles in a one-story brick garage building, on premises at 3342 S. Indiana Avenue, upon condition that the proposed uses shall be conducted entirely within the subject site building; that the hours of operation for the repair and sale of automobiles shall be limited to the hours between 7 A.M. and 7 P.M., Mondays through Saturdays; 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: Royal R. Faubion

CAL. NO.62-85-Z

APPEARANCES FOR:

MAP NO. 2-F

APPEARANCES AGAINST:

MINUTES OF MEETING

March 15, 1985

PREMISES AFFECTED— 633-41 S. Plymouth Court

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

ACTION OF BOARD—

THE VOTE

Case dismissed upon motion of applicant.

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: Royal R. Faubion

CAL. NO. 63-85-S

APPEARANCES FOR:

MAP NO. 2-F

APPEARANCES AGAINST:

MINUTES OF MEETING

March 15, 1985

PREMISES AFFECTED— 722-32 S. State Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case dismissed upon
motion of applicant.

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: Reynold's Institute Church-Baptist

CAL. NO. 324-84-S

APPEARANCES FOR:

MAP NO. 20-F

APPEARANCES AGAINST:

MINUTES OF MEETING

March 15, 1985

PREMISES AFFECTED— 8031-33 S. Halsted Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
May 17, 1985.

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: Illinois Scrap Processing, Inc.
 APPEARANCES FOR: David A. Epstein
 APPEARANCES AGAINST: Agnes Mustapic, et al.
 PREMISES AFFECTED— 3500-30 E. 93rd Street and 9301-49 S. Ewing Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 113-85-S
 MAP NO. 22-A
 MINUTES OF MEETING
 March 15, 1985

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Illinois Scrap Processing, Inc., for LaSalle National Bank, Tr. #102588, owner, on February 4, 1985, filed an application for a special use under Article 11.10-5 of the zoning ordinance for the approval of the deletion of the condition that the hours of operation of an existing scrap metal processing yard shall be limited to the hours between 7 A.M. and 7 P.M., Mondays through Saturdays and that there shall be no operations on Sundays nor recognized holidays, as specified in the Board's Resolution approved on June 20, 1980 in its Calendar Number 129-80-S, and that, in lieu thereof, approval be given to permit said use to operate 24 hours every day, including Sundays and all holidays, in an M3-3 Heavy Manufacturing District, on premises at 3500-30 E. 93rd Street and 9301-49 S. Ewing Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 8, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 10.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1985 after due notice thereof by publication in the Chicago Tribune on February 25, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an M3-3 Heavy Manufacturing District; that on June 20, 1980, Cal. No. 129-80-S, the Board approved a special use application by Illinois Scrap Processing, Inc. for the establishment of a scrap metal processing yard at 3500-30 E. 93rd Street and 9301-49 S. Ewing Avenue for the shredding of scrap automobiles with the installation of an office building, one sorting building, a centrally located shredder and one truck weighing scale, upon condition that the said use shall be conducted in compliance with the requirements of the U.S. Environmental Protection Agency, the Illinois Environmental Protection Agency, and the City of Chicago Environmental Division of the Department of Consumer Services; and that the said use shall be operated in compliance with the performance standards established under Article 10 of the zoning ordinance for the M3 district and that the hours of operation shall be limited

MINUTES OF MEETING

March 15, 1985

Cal. No. 113-85-S

to the hours between 7 A.M. and 7 P.M., Mondays through Saturdays and that there shall be no operation on Sundays nor on recognized holidays; that the record of the proceedings in the June 20, 1980 hearing, Calendar No. 129-80-S is hereby made part of the record in this case; that pursuant to Section 11.10-5, Paragraph 3 of the zoning ordinance, the applicant filed for a special use to amend said resolution to permit said use to operate 24 hours daily, including Sundays and all holidays; that the proof presented indicates that the proposed expansion in hours of operation of the previously approved scrap metal processing yard to a 24-hour daily operation is necessary for the public convenience at this location to facilitate processing of the increased volume of scrap automobiles that the applicant, as a principal handler thereof, is experiencing at the subject site; that the public health, safety and welfare will be adequately protected in the proposed expanded operation which shall be operated in compliance with the U.S. Environmental Protection Agency, the Illinois Environmental Protection Agency, and the City of Chicago Environmental Division of the Department of Consumer Services, and in compliance with the performance standards established in Article 10 of the zoning ordinance; that the existing scrap metal processing yard is located in an M3-3 Heavy Manufacturing District in an area bounded on all sides by the M3-3 Heavy Manufacturing District classification and has, as dominant land uses in its immediate and general proximity, heavy manufacturing and industrial uses and that the expansion of its operation to 24-hours daily, including Sundays and holidays, will not cause substantial injury to the value of other property in the area; it is hereby

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to delete the hours of operation for an existing scrap metal processing yard, on premises at 3500-30 E. 93rd Street and 93-1-49 S. Ewing Avenue, as specified in the Board's Resolution approved on June 20, 1980 in Calendar No. 129-80-S; and be it further

RESOLVED, that the Zoning Administrator is hereby authorized to permit said use to operate 24 hours daily, including Sundays and all holidays, on premises at 3500-30 E. 93rd Street and 9301-49 S. Ewing Avenue, upon condition that the said use shall be conducted in compliance with the requirements of the U.S. Environmental Protection Agency, the Illinois Environmental Protection Agency and the City of Chicago Environmental Protection Division of the Department of Consumer Services; and that the said use shall be operated in compliance with the performance standards established under Article 10 of the zoning ordinance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

MINUTES OF MEETING

March 15, 1985
Cal. No. 64-78-S

Melrose Park National Bank, Trust No. 2320, as Trustee, and on behalf of the beneficial owner of said trust, Waste Management of Illinois, Inc., by its attorneys, Daniel L. Houlihan & Associates, Ltd., presented a motion to toll the commencement date of a variation in the nature of a special use, stating as follows:

1. That the commencement of use date of the previously authorized special use for the subject property under the referenced calendar has been extended by prior resolution of this Board to and including April 1, 1985,

2. That the Board founded its decision to extend the commencement of use date to April 1, 1985, upon the fact of adoption by the City Council of the City of Chicago of a moratorium ordinance which prevented applicant from implementing its use.

3. That said moratorium ordinance was scheduled to expire as of February 1, 1985, but that the City Council on January 23, 1985, adopted an ordinance extending said moratorium to February 1, 1986.

4. That said moratorium prevents applicant from implementing the prior commencement of use date resolution of the Board before February 1, 1986 and for a subsequent period of time thereafter in order to allow reasonable review by the municipal authorities of a permit application for the authorized special use.

5. That the Board, pursuant to Section 11.10-5 of the ordinance, has the authority to extend the commencement date for an additional 12 months.

That the Office of the Corporation Counsel of the City of Chicago does not object to the granting of the extension since that extension maintains the status quo during the moratorium imposed by the City of Chicago.

Chairman Guthman moved that the request be granted and the current commencement of use date be tolled during the pendency of the moratorium ordinance and the commencement date of said special use be extended to and including April 1, 1986.

The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

March 15, 1985
Cal. No. 15-85-A

Ms. Octavia Coleman presented a request to amend the resolution adopted by the Zoning Board of Appeals on January 18, 1985, which permitted the establishment of a second-hand store in a store on the first floor of a three-story brick store and apartment building, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 7 P.M., Mondays through Fridays, on premises at 1608 W. 81st Street, Cal. No. 15-85-A.

The amendment requested is to allow the days of operation to be limited to Mondays through Saturdays. A typographical error in the resolution caused the problem.

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

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

MINUTES OF MEETING

March 15, 1985
Cal. No. 287-84-Z

Mr. Ronald Kozil presented a request for an extension of time in which to obtain permits to erect a two-story three unit townhouse on a lot whose area is 6,806 instead of 7,500 square feet, on premises at 2647 W. Lunt Avenue, for which a variation was granted by the Board on September 21, 1984, Calendar No. 287-84-Z.

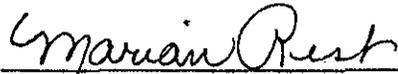
Chairman Guthman moved that the request be granted and the time extended to September 21, 1985, upon condition that the existing one-story frame structure be razed by May 1, 1985. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING
March 15, 1985

Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on April 19, 1985.



Secretary