

MINUTES OF MEETING

April 19, 1985

Mr. Keane moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on March 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: Haven of Rest Baptist Church
 APPEARANCES FOR: Rev. John Conner
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 7925 S. South Chicago Avenue
 SUBJECT— Application for the approval of a special use.
 ACTION OF BOARD—

CAL. NO. 114-85-S
 MAP NO. 20-C
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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, Haven of Rest Baptist Church, owner, on March 11, 1985, filed an application for a special use under Article 11.10-5 of the zoning ordinance for the approval of the erection of a one-story 38 feet by 56 feet addition to the northeast side of an existing church building, in a B5-2 General Service District, on premises at 7925 S. South Chicago Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 7, 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 8.4-5."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 1985 after due notice thereof by publication in the Chicago Tribune on March 25, 1985; and

WHEREAS, the district maps show that the premises are located in a B5-2 General Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B5-2 General Service District; that the proof presented indicates that on August 22, 1980, the Board approved a special use application by the applicant, Cal. No. 200-80-S, for the erection of a one-story brick church building on the subject site; that the testimony in said Cal. No. 200-80-S is hereby made part of the record in this case; that the proposed one-story addition to the northeast side of the existing church building is necessary for the public convenience at this location to provide choir and usher rooms and office space that were not part of the original design; that the public health, safety and welfare will be adequately protected in that the proposed addition will provide needed facilities for the existing church and will meet all building code regulations; that the proposed addition will not cause substantial injury to the value of other property in the neighborhood in which it is located in that it will not be visible from S. South Chicago Avenue and will be compatible with the existing improvements in the area; it is therefore

RESOLVED, that the application for the expansion of an existing special use be and it hereby is approved and the Zoning Administrator is authorized to approve the erection

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of a one-story 38 feet by 56 feet addition to the northeast side of an existing church building, on premises at 7925 S. South Chicago Avenue, 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 area designated for required on-site parking necessary for the seating capacity of the subject site church shall immediately 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 steel beam guard rails approximately 2 feet in height shall be erected along the alley lines at the east end of the parking lot and along the south property line; that ingress and egress shall be from S. South Chicago Avenue; that the abutting alleys shall not be used for ingress for nor egress; that each parking stall shall be designated with striping and provided with concrete wheel stops; that the driveways shall be constructed in accordance with the Driveway Ordinance, which specifies three-foot straight flares on each approach. It shall be the responsibility of the applicant to improve said parking area in conformance with the provisions and standards hereby established under this order and with Section 5.8-6 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: New Testament Baptist Church

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 1-3 E. 111th Place

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
May 17, 1985.

CAL. NO. 115-85-S

MAP NO. 28-E

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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: Good Shepherd Church
APPEARANCES FOR: Curtiss McDowell
APPEARANCES AGAINST:

CAL. NO. 116-85-S
MAP NO. 18-G
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PREMISES AFFECTED— 7205 S. Ashland Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application denied.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Good Shepherd Church, owner, on March 6, 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 B4-1 Restricted Service District, on premises at 7205 S. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 4, 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 8.3-4 and 8.4-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 1985 after due notice thereof by publication in the Chicago Tribune on March 25, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-1 Restricted Service District; that no proof was presented that the establishment of a church at this location would not cause substantial injury to the value of other property in the neighborhood; that the subject site is located within 100 feet of a tavern, which is a permitted use under the B4 zoning; that the Board takes judicial notice of statutes in effect under which the rights of a permitted business in the area would be jeopardized by the establishment of a church at this location; that the proposed use would inhibit future business development in the immediate area and is not in the public interest; it is therefore

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

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

APPLICANT: Rev. Angel L. Mercado
 APPEARANCES FOR: Rev. Angel L. Mercado, Michael Favia
 APPEARANCES AGAINST:
 PREMISES AFFECTED-- 2435-51 W. Division Street
 SUBJECT-- Application for the approval of a special use.

CAL. NO. 117-85-S
 MAP NO. 3-I
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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, Rev. Angel L. Mercado, 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 C1-2 Restricted Commercial District, on premises at 2435-51 W. Division Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 20, 1985 reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 9.3-1 and 9.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 1985 after due notice thereof by publication in the Chicago Tribune on March 25, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a C1-2 Restricted Commercial District; that the proof presented indicates that the applicant church was formerly located at 2519 W. North Avenue; that a church at this location is necessary for the public convenience to continue to meet the needs of the 350-member congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use which will provide needed services in the community and which will provide adequate off-street parking to be improved and operated under the conditions hereinafter set forth; and that the proposed use of the building on the subject site as a church will be compatible with the mixed residential and business 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 approve the establishment of a church in a two-story brick building, on premises at 2435-51 W. Division Street, upon condition that the parking area shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly

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graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an establishment City of Chicago sewer; that the lot shall be enclosed on the west and south sides with a 6 foot high solid fence; that steel beam guard rails approximately 2 feet in height shall be erected along the north lot line, excepting driveways; that the parking stalls shall be designated with striping and provided with concrete wheel stops; that lighting shall be provided; that ingress and egress to the lot shall be from W. Division Street; that the driveways shall be constructed in accordance with the Driveway Ordinance, which specifies three-foot straight flares on each approach; that the hours of operation of the parking area shall be limited to the hours when services and other activities are being conducted by the applicant church and that the parking area shall be securely locked at all other times; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: St. Odisho Church

CAL. NO. 118-85-S

APPEARANCES FOR: John G. Spatuzza

MAP NO. 15-J

APPEARANCES AGAINST:

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PREMISES AFFECTED— 6201 N. Pulaski Road

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, St. Odisho Church, for Chicago Title and Trust Company, Tr. #1085186, owner on March 6, 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 one-story brick building, in a C1-1 Restricted Commercial District, on premises at 6201 N. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 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, Sections 9.3-1 and 9.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 1985 after due notice thereof by publication in the Chicago Tribune on March 25, 1985; and

WHEREAS, the district maps show that the premises are located in a C1-1 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a C1-1 Restricted Commercial District; that the proof presented indicates that a church at this location is necessary to meet the needs of the 200-220 member congregation who are presently renting facilities for church services and activities; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed church which will provide adequate off-street parking to be improved and operated under the conditions hereinafter set forth; that the use of the premises as a church will be compatible with the mixed business and residential improvements in the area in that it is situated on an irregularly shaped parcel of land which abutts residence districts to the east and south and a railroad right-of-way to the northwest 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 approve the establishment of a church in a one-story brick building, on premises at 6201 N. Pulaski Road, upon condition that the parking area shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that a 6 foot high

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chain link fence shall be erected along the northwest lot line; that a steel beam guard rail approximately 2 feet in height shall be erected along the east lot line; that the parking stalls shall be designated with striping; that lighting shall be provided which shall deflect away from abutting residential properties; that ingress and egress shall be from the existing driveway on N. Pulaski Road; that the public alley abutting the parking area shall not be used for ingress nor for egress; that the parking area shall be securely locked at all times when services and activities are not being held by the applicant church; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: Bradley Supply Company
 APPEARANCES FOR: Thomas S. Moore
 APPEARANCES AGAINST:

CAL. NO. 119-85-Z
 MAP NO. 14-H
 MINUTES OF MEETING
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PREMISES AFFECTED— 5643-55 S. Oakley Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Bradley Supply Company, owner, on March 13, 1985, filed an application for a variation of the zoning ordinance to permit, in an M1-1 Restricted Manufacturing District, the erection of a one-story 173 feet by 122 feet warehouse addition to the north side of an existing one and two-story plumbing supply building, with no west front yard instead of 20 feet required when located across the street from a Residence District, on premises at 5643-55 S. Oakley Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 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 10.13-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 1985 after due notice thereof by publication in the Chicago Tribune on March 25, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an M1-1 Restricted Manufacturing District; that the applicant plumbing supply company has been located at the subject site for the past 61 years; that the applicant proposes to expand its existing facility and on-site parking area 173 feet to the north; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to provide needed indoor warehouse space; that the plight of the owner is due to the 20 feet front yard setback required by the zoning ordinance when the subject site is located across a street from a Residence District; that the variation, if granted, will not alter the essential character of the locality in that the proposed addition will conform with the west and east lines of the existing building and that the expanded on-site parking area will be separated from an abutting residential area to the north by a public alley to be dedicated; it is therefore

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

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ordinance and that a variation be and it hereby is granted to permit the erection of a one-story 173 feet by 122 feet warehouse addition to the north side of an existing one and two-story plumbing supply building, with no front yard instead of 20 feet, on premises at 5643-55 S. Oakley 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: Telshe Yeshiva-Chicago
 APPEARANCES FOR: Martin R. Murphy
 APPEARANCES AGAINST:

CAL. NO. 120-85-S
 MAP NO. 13-J
 MINUTES OF MEETING
 April 19, 1985

PREMISES AFFECTED— 3535 W. Foster 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
Abstain		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Telshe Yeshiva-Chicago, for American National Bank & Trust Company, Tr. #26088, owner, on March 13, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a two-story with basement addition to the front of an existing two-story and basement brick synagogue building, in a B2-2 Restricted Retail District, on premises at 3535 W. Foster Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 20, 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 April 19, 1985 after due notice thereof by publication in the Chicago Tribune on March 25, 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 proposed use is to be located in a B2-2 Restricted Retail District; that the applicant synagogue has been located at the subject site since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the applicant proposes to erect a two-story with basement addition, containing a dining room, library, multi-purpose room and offices; that the proof presented indicates that the proposed addition is necessary for the public convenience to continue to meet the needs of the synagogue congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed addition; and that the proposed addition, which will not alter the use of the premises as a synagogue, will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of a two-story with basement addition to the front of an existing two-story and basement synagogue building, on premises at 3435 W. Foster Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Douglas B. Gillespie
APPEARANCES FOR: Douglas B. Gillespie
APPEARANCES AGAINST:

CAL. NO. 121-85-Z
MAP NO. 5-F
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PREMISES AFFECTED— 615 W. Dickens Avenue
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Douglas B. Gillespie, for LaSalle National Bank, Tr. #100293, owner, on February 13, 1985, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a one-story 14.23 feet by 25 feet addition over a one-story garage attached to a two-story brick two dwelling unit building, with no rear yard instead of 30 feet, on premises at 615 W. Dickens Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 1, 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 7.9-5 and 11.7-4(1)."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 1985 after due notice thereof by publication in the Chicago Tribune on March 25, 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 proposed use is to be located in an R5 General Residence District; that the applicant proposes to erect a one-story addition over an existing one-story garage attached to the two-story brick two-dwelling unit building on the subject site; 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 proposed addition, consisting of an informal eating area and family room, is necessary to meet the needs of the family of the applicant; that the plight of the owner is due to unique circumstances in that the existing building and garage occupy the entire lot which necessitates the requested variation; that the variation, if granted, will not alter the essential character of the locality in that many of the improvements in the neighborhood 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 made 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

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14.23 feet by 25 feet addition over a one-story garage building, with no rear yard instead of 30 feet, on premises at 615 W. Dickens 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: LaSalle National Bank, as Trustee under Tr. #109118

CAL. NO. 122-85-S

APPEARANCES FOR: Thomas W. McNamara

MAP NO. 24-A and 25-B

APPEARANCES AGAINST: Approximately 8.4 acres bounded by the Consolidated Rail Corporation on the northeast, the Calumet River on the southeast, the Chicago Skyway on the southwest and the Belt Railway on the west, commonly known as 3200 E. 96th Street.

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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, LaSalle National Bank, as Trustee under Tr. #109118, owner, on March 5, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a scrap metal processing yard, in an M3-3 Heavy Manufacturing District, on premises of approximately 8.4 acres bounded by the Consolidated Rail Corporation on the northeast, the Calumet River on the southeast, the Chicago Skyway on the southwest and the Belt Railway on the west, commonly known as 3200 E. 96th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 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, Sections 10.3-3 and 10.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 1985 after due notice thereof by publication in the Chicago Tribune on March 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 proposed use is to be located in an M3-3 Heavy Manufacturing District; that the subject site, the former John Mohr & Co. boiler works, is approximately 8.4 acres bounded by the Consolidated Rail Corporation on the northwest, the Calumet River on the southeast, the Chicago Skyway on the southwest and the Belt Railway on the west; that the proposed scrap metal yard will process approximately 10,000 gross tons of scrap metal a month, including wrecking of obsolete railroad cars; that the scrap metal will be brought to the subject site by truck, rail and barge; that the scrap metal processing includes compacting, cutting, bailing and storage pending sale to mills; that the proof presented indicates that the proposed use is necessary for the public convenience at this location in that it will return an otherwise dormant site to productive use, thereby creating employment; that the public health, safety and welfare will be adequately protected in the proposed use of the subject site 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

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Services, and in compliance with the performance standards established in Article 10 of the zoning ordinance; that the subject site is located in an M3-3 Heavy Manufacturing District in an area which is surrounded on all sides by heavy manufacturing and industrial uses and that the establishment of the proposed scrap metal processing yard will not cause substantial injury to the value of other property in the area; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a scrap metal processing yard, on premises of approximately 8.4 acres bounded by the Consolidated Rail Corporation on the northeast, the Calumet River on the southeast, the Chicago Skyway on the southwest and the Belt Railway on the west, commonly known as 3200 E. 96th Street, upon condition that the existing structures are brought into conformity with all applicable provisions of the Municipal Code; that the proposed 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; that the proposed use shall at all times be operated in compliance with the performance standards establishment 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.

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

APPLICANT: Home Run Inn, Inc.
 APPEARANCES FOR: Frank Stemberk
 APPEARANCES AGAINST: Jessie Ramos, et al.
 PREMISES AFFECTED— 3045 S. Kildare Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

CAL. NO. 123-85-Z
 MAP NO. 6-K
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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, Home Run Inn, Inc., owner, on March 15, 1985, filed an application for a variation of the zoning ordinance to permit, in a C1-2 Restricted Commercial District, the erection of a two-and-a-half story 27 feet by 114 feet wholesale food processing and storage building, at the rear of and connected by a tunnel to a one and two-story restaurant building, with no west front yard instead of 20 feet and whose north side yard will be 1 foot instead of 3 feet, on premises at 3045 S. Kildare Avenue; 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, Section 9.8-1(1)(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 1985 after due notice thereof by publication in the Chicago Tribune on March 25, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a C1-2 Restricted Commercial District; that the applicant proposes to erect a two-and-a-half story 27 feet by 114 feet building on the subject site which will be at the rear of an existing restaurant building at 4254 W. 31st Street; that the proposed building will be connected to the restaurant building by a tunnel; that on December 30, 1980 the City Council rezoned the subject site from R3 General Residence to C1-2 Restricted Commercial expressly for the purpose of utilizing the site for the use requested; that the proof presented indicates that the property in question cannot yield a reasonable return nor be put to reasonable use under the conditions allowed by the regulations in this district in that the size and design of the proposed building is necessary for the wholesale production and storage of pizza by the applicant restaurant, which are permitted uses in the C1 district; that the plight of the owner is due to the requirement of certain transitional yards when adjoining a residential district; that the variations, if granted, will not alter the essential character of the locality in that the proposed building when built to the west lot line will be consistent with the existing restaurant building which also is built to the west lot line, and that a 6.28 foot strip of unimproved land will remain between the proposed building and the

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Cal. No. 123-85-Z

existing residence to the north; 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-and-a-half story 27 feet by 114 feet wholesale food processing and storage building, at the rear of and connected by a tunnel to a one and two-story restaurant building, with no west front yard instead of 20 feet and whose north side yard will be one foot instead of three feet, on premises at 3045 S. Kildare 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: Wendy's International, Inc.
 APPEARANCES FOR: William J. Hennessy
 APPEARANCES AGAINST:

CAL. NO. 124-85-S
 MAP NO. 12-L
 MINUTES OF MEETING
 April 19, 1985

PREMISES AFFECTED— 5679 S. Archer 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, Wendy's International, Inc., for American National Bank, Tr. #62976, owner, on March 18, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed one-story restaurant building, in a B4-1 Restricted Service District, on premises at 5679 S. Archer Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 20, 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 8.3-4A(4) and 8.3-4A(6); and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 1985 after due notice thereof by publication in the Chicago Tribune on March 25, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-1 Restricted Service District; that on July 1, 1984 a new ordinance became effective which requires a special use under the zoning ordinance for establishments of the "drive-in" or "drive-through" type in B4 districts; that it is proposed to construct a one-story Wendy's Restaurant on the subject site and to provide drive-through service in conjunction with said use; that the proposed drive-through use is necessary for the public convenience at this location to provide an additional service prevalent in today's fast food operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facility with provision of the following: directional ingress and egress signs, ingress to the drive-through portion of the facility from S. Archer Avenue at the northwest corner of the subject site, egress from the drive-through portion of the facility from the northeast corner of the subject site onto Archer Avenue; egress for the patrons using the restaurant portion of the facility onto Laramie Avenue and a directional "Left Turn Only" sign erected at the S. Laramie Avenue exit; and that the proposed use is compatible with the existing business uses in the area and will not cause substantial injury to the value of other property in the neighborhood;

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Cal. No. 124-85-S

it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a drive-through facility in conjunction with a proposed one-story restaurant building, on premises at 5679 S. Archer Avenue, upon condition that the ingress to the drive-through portion of the facility shall be from S. Archer Avenue at the northwest corner of the subject site; that egress from the drive-through portion of the facility shall be from the northeast corner of the subject site onto S. Archer Avenue; that lighted directional signs shall be erected at the established entrances and exits to the subject site; that a double-faced lighted "Stop-Do Not Enter" sign shall be erected at the S. Archer Avenue exit and at the S. Laramie Avenue exit; that a lighted "Left Turn Only" sign shall be erected at the S. Laramie Avenue exit; 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: Seymour Taxman
 APPEARANCES FOR: Vincent J. Getzendanner
 APPEARANCES AGAINST:

CAL. NO. 125-85-S
 MAP NO. 13-J
 MINUTES OF MEETING
 April 19, 1985

PREMISES AFFECTED— 4859 N. Pulaski Road
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Seymour Taxman, for Chicago Title and Trust, Tr. #108102, owner, on March 18, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed one-story restaurant building, in a B4-2 Restricted Service District, on premises at 4859 N. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 12, 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 8.3-4 and 8.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 1985 after due notice thereof by publication in the Chicago Tribune on March 25, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-2 Restricted Service District; that on July 1, 1984 a new ordinance became effective which requires a special use under the zoning ordinance for establishments of the "drive-in" or "drive-through" type in B4 districts; that it is proposed to construct a one-story Wendy's Restaurant building on the subject site and to provide drive-through service in conjunction with said use; that the proposed drive-through facility is necessary for the public convenience at this location to provide an additional service prevalent in today's fast food operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facility with provision of the following: ingress and egress from N. Pulaski Road with double-faced lighted signs indicating same, a 6 feet high solid wood fence along the east lot line to screen the facility from the adjoining residential property, hours of operation of the drive-through facility limited to the hours between 6:30 A.M. and 1:00 A.M.; and that the proposed use is compatible with the existing business uses 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

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Cal. No. 125-85-S

Zoning Administrator is authorized to approve the establishment of a drive-through facility in conjunction with a proposed one-story restaurant building, on premises at 4859 N. Pulaski Road, upon condition that the ingress to the drive-through facility shall be from N. Pulaski Road and egress shall be onto N. Pulaski Road; that lighted directional signs shall be erected at the established entrance and exit to the subject site; that a double-faced lighted "Stop-DoNot Enter" sign shall be erected at the N. Pulaski Road exit and a double-faced lighted "Enter Only" sign shall be erected at the N. Pulaski Road entrance; that a 6 foot high solid wood screening fence shall be erected along the east lot line to screen the facility from the adjoining residential property; that the hours of operation of the drive-through facility shall be limited to the hours between 6:30 A.M. and 1:00 A.M., daily; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Charles W. Ager

CAL. NO. 126-85-A

APPEARANCES FOR:

MAP NO. 3-F

APPEARANCES AGAINST:

MINUTES OF MEETING

April 19, 1985

PREMISES AFFECTED— 1403-05 N. Wells Street

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

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: Jung Jo, Cho
 APPEARANCES FOR: Jung Jo, Cho
 APPEARANCES AGAINST: Paulette Bezazian, et al.

CAL NO. 127-85-A
 MAP NO. 11-G
 MINUTES OF MEETING
 April 19, 1985

PREMISES AFFECTED-- 4532 N. Clark Street
 SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Jung Jo, Cho, for Joseph Realty Corp., owner, on February 27, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the wholesaling of general merchandise including deadly weapons in a store on the first floor of a three-story brick store and apartment building, in a B2-2 Restricted Retail District, on premises at 4532 N. Clark Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 27, 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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 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 proposed use is to be located in a B2-2 Restricted Retail District; that the proof presented indicates that the appellant operates a general merchandise wholesaling business in the store on the subject site; that on March 16, 1981, the site was downzoned from C1 to B2 which rendered the existing use of the subject site non-conforming; that the appellant seeks to additionally wholesale martial arts equipment such as nunchaku sticks, throwing stars, etc., which use, under Section 183-1 of the Municipal Code, requires a Dealer in Deadly Weapons license; that said merchandise was not sold by the appellant prior to the downzoning of the site in 1981; that the Board finds that the proposed sale of merchandise requiring a Deadly Weapons license constitutes an expansion of an existing non-conforming use, and that under Section 6.4-6 of the zoning ordinance the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Emma Spivey
 APPEARANCES FOR: E. Kenneth Wright, Jr.
 APPEARANCES AGAINST: Rev. Bennie E. Chapman et al.

CAL. NO. 128-85-A
 MAP NO. 22-G
 MINUTES OF MEETING
 April 19, 1985

PREMISES AFFECTED— 9040 S. Vincennes Avenue

SUBJECT— Appeal to amend the Board's Resolution of December 14, 1984, Calendar No. 422-84-A.

ACTION OF BOARD—

THE VOTE

Appeal denied

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Emma Spivey, for Petrijon, Ltd., on February 22, 1985, filed a request to amend the Board's Resolution of December 14, 1984, Calendar No. 422-84-A, which sustained an appeal to permit the conversion and remodeling of a one-story brick automobile service station building for use as a mini food mart including the sale of packaged liquors, on premises at 9040 S. Vincennes Avenue, upon condition that the hours of operation shall be limited to the hours between 7:00 A.M. and 8:30 P.M. The amendment requested is to permit said food store to operate between the hours of 7:00 A.M. and 11:30 P.M. Sunday through Thursday and between the hours of 7:00 A.M. Friday and 1:00 A.M. Saturday and 7:00 A.M. Saturday and 1:00 A.M. Sunday, in an R2 Single Family Residence District; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R2 Single Family Residence District; that on December 14, 1984 the Board sustained an appeal by the appellant, Cal. No. 422-84-A, permitting the conversion and remodeling of the one-story non-conforming brick automobile service station building on the subject site for use as a food store, including the sale of packaged liquor, finding that the change of use from an automobile service station to a food mart was a proper substitution of use under Section 6.4-7 of the zoning ordinance, with the condition that the hours of operation shall be limited to the hours between 7 A.M. and 8:30 P.M., and provided that all applicable ordinances of the City of Chicago are complied with; that on February 15, 1985 the Board denied a motion by the appellant to amend the aforesaid Resolution to allow the said food mart to operate between the hours of 7 A.M. and 11:30 P.M., Sunday through Thursday and 7 A.M. and 1 A.M. Friday and Saturday, but allowed the appellant to file a new appeal; that on February 27, 1985 the City Council amended Section 6.4-7 of the zoning ordinance, adding the following underlined language, which now reads: "The non-conforming use of a building or structure, all or substantially all of which is designed or intended for a use not permitted in the district in which it is located, may be changed to a use permitted in the same district as the non-conforming use which presently occupies the building or structure or to a use permitted in a more restrictive district, provided that such a proposed use is similar to or

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more restrictive than the prior non-conforming use at the site. To determine whether the proposed changed use meets the above standard, there shall be an evaluation of the hours of operation, vehicular traffic and noise levels generated by the use, the number of people reasonably expected to be attracted to the premises and other factors affecting other property or uses in the neighborhood in which it is located.", that the Board finds that the requested increase in the hours of operation of the food mart would be detrimental to the surrounding residential community in this Single Family Residence District, and that the hours of operation imposed in the Board's Resolution of December 14, 1984, in Calendar No. 422-84-A, is reasonable and historically consistent with previous resolutions regarding business hours of operation in residential districts; it is therefore

RESOLVED, that the request to amend the Board's Resolution of December 14, 1984, Calendar No. 422-84-A, is hereby denied.

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

APPLICANT: Michigan Avenue National Bank, Trust No. 3061
APPEARANCES FOR: John J. Pikarski, Jr.
APPEARANCES AGAINST:

CAL. NO. 129-85-A
MAP NO. 9-G
MINUTES OF MEETING
April 19, 1985

PREMISES AFFECTED— 825 W. Roscoe Street

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Michigan Avenue National Bank, Trust No. 3061, owner, on February 21, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the expansion of the first floor dwelling unit into the ground floor area of a three-story brick and frame two dwelling unit building on the rear of a lot improved with a three-story brick apartment building, in an R5 General Residence District, on premises at 825 W. Roscoe Street; 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 5.5 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 April 19, 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 three-story brick and frame coach house at the rear of the subject site lot has been occupied as two dwelling units and the three-story brick building on the front of the lot has been occupied as three dwelling units since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that it is proposed to add a garage with a ramp to the alley, a bath, kitchen and stairway to the first floor apartment in the building at the rear of the subject site lot; that the extension of the non-conforming use throughout the building is permitted under Section 6.4-6 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the expansion of the first floor dwelling unit into the ground floor area of a three-story brick and frame two-dwelling unit building on the rear of a lot improved with a three-story brick apartment building, on premises at 825 W. Roscoe Street, upon condition that the building is brought into compliance with building code regulations; 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: Celso Mendoza
APPEARANCES FOR: Celso Mendoza
APPEARANCES AGAINST:

CAL NO. 130-85-A
MAP NO. 3-G
MINUTES OF MEETING
April 19, 1985

PREMISES AFFECTED— 1039 N. Ashland Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Celso Mendoza, for Walter Burkat, owner, on February 20, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an office for the taking of X-Rays, EKG's and specimens in a store on the first floor of a two-story brick store and apartment building, in a B2-2 Restricted Retail District, on premises at 1039 N. Ashland 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 April 19, 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 proposed use is to be located in a B2-2 Restricted Retail District; that the proof presented indicates that the appellant operates a facility for taking X-Rays, EKG's and collecting specimens in a store on the ground floor of the subject site building; that the appellant is seeking a laboratory license which is required by the Board of Health for any X-Ray facility; that no research or testing is done at the subject facility in that all collected specimens are sent to the main laboratory located at 4154 N. Lincoln Avenue for testing; that the taking of X-Rays, EKG's and specimens are procedures done in physicians' offices and medical clinics, which uses are permitted on the ground floor in a B2 district; 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 the Zoning Administrator is authorized to permit the establishment of an office for the taking of X-Rays, EKG's and

MINUTES OF MEETING

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specimens in a store on the ground floor of a two-story brick store and apartment building, on premises at 1039 N. Ashland Avenue, upon condition that no research and testing shall be done at the subject site facility; 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 808

APPLICANT: Milomirka Djordjevich
 APPEARANCES FOR: Milomirka Djordjevich
 APPEARANCES AGAINST:

CAL NO. 131-85-A
 MAP NO. 11-L
 MINUTES OF MEETING
 April 19, 1985

PREMISES AFFECTED— 4350-58 N. Cicero Avenue and 4801-13 W. Montrose 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
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		

THE RESOLUTION:

WHEREAS, Milomirka Djordjevich, owner, on February 22, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a second floor porch enclosure located in the rear entry court of a two-story brick store and apartment building, which building exceeds the allowable floor area, in a B4-1 Restricted Service District, on premises at 4350-58 N. Cicero Avenue and 4801-13 W. Montrose Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 20, 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 8.5-4(1) 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 April 19, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-1 Restricted Service District; that the proposed enclosure of a second floor porch located in the rear entry court of a two-story brick store and apartment building would exceed the allowable floor area ratio; that the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: MBM Partners
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 132-85-A
 MAP NO. 7-G
 MINUTES OF MEETING
 April 19, 1985

PREMISES AFFECTED— 2652 N. Wayne Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, MBM Partners, owner, on March 8, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a two-and-a-half story frame building as four dwelling units and permit the erection of an 8 feet by 20 feet room dormer on the north side of the building, in an R4 General Residence District, on premises at 2652 N. Wayne Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 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 7.54, 7.12-2(9) and 6.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 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 said use is located in an R4 General Residence District; that the proof presented indicates that the building on the subject site has been occupied as four 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; and that the proposed 8 feet by 20 feet room dormer is to utilize existing floor area and will comply with the side yard requirements of the district; 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 the use of a two-and-a-half story frame building as four dwelling units and permit the erection of an 8 feet by 20 feet room dormer on the north side of said building, on premises at 2652 W. Wayne Avenue, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Joseph Miulli
APPEARANCES FOR: Joseph Miulli
APPEARANCES AGAINST:

CAL NO. 133-85-A
MAP NO. 7-O
MINUTES OF MEETING
April 19, 1985

PREMISES AFFECTED— 7525 W. Belmont Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Joseph Miulli, for Theodore Ansani, owner, on February 25, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a one-story 22 feet by 36 feet addition to the rear of a two-story brick and frame retail furniture store building on the front of a lot improved with a one-and-a-half story brick residence, in a B4-1 Restricted Service District, on premises at 7525 W. Belmont 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, Sections 5.5 and 6.4-2."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-1 Restricted Service District; that the proof presented indicates that the subject site is improved with a two-story brick and frame conforming retail furniture store building on the front of the lot and a one-and-a-half story brick non-conforming residence at the rear of the lot; that the appellant proposes to erect a one-story 22 feet by 36 feet addition to the rear of the conforming two-story retail furniture store building which will not exceed the allowable floor area ratio requirements of the B4 district; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the erection of a one-story 22 feet by 36 feet addition to the rear of a two-story brick and frame retail furniture store building on the front of a lot improved with a one-and-a-half story brick residential building, on premises at 7525 W. Belmont 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: J.A.M. Partnership d/b/a Hot Tamale Cafe
 APPEARANCES FOR: Robert Schumacher, Art Velazquez
 APPEARANCES AGAINST: Appan Mellis et al.

CAL. NO. 134-85-A
 MAP NO. 7-G
 MINUTES OF MEETING
 April 19, 1985

PREMISES AFFECTED— 826-28 W. Fullerton 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, J.A.M. Partnership d/b/a Hot Tamale Cafe, for Aetna State Bank, Trust No. 10-17-09, owner, on February 21, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a carry-out restaurant on the first floor of a three-story brick store and apartment building, in an R5 General Residence District, on premises at 826-28 W. Fullerton Avenue; 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 7.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 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 proposed use is to be located in an R5 General Residence District; that on May 20, 1977 the Board sustained an appeal, Cal. No. 113-77-A, permitting the establishment of a retail florist and variety shop in the subject site store, with hours of operation limited to the hours between 9 A.M. and 7 P.M.; that the appellant proposes to establish a carryout restaurant at the subject site; that the proposed use is limited to a store area of 500 square feet; that the proposed hours of operation of the carryout restaurant are 10 A.M. to 3 A.M., Mondays through Thursdays and 10 A.M. to 4 A.M., Fridays and Saturdays; that on February 27, 1985 the City Council amended Section 6.4-7 of the zoning ordinance, adding the following underlined language, which now reads: "The non-conforming use of a building or structure, all or substantially all of which is designed or intended for a use not permitted in the district in which it is located, may be changed to a use permitted in the same district as the non-conforming use which presently occupies the building or structure or to a use permitted in a more restrictive district, provided that such a proposed use is similar to or more restrictive than the prior non-conforming use at the site. To determine whether the proposed changed use meets the above standard, there shall be an evaluation of the hours of operation, vehicular traffic and noise levels generated by the use, number of people reasonably expected to be

MINUTES OF MEETING

April 19, 1985

Cal. No. 134-85-A

attracted to the premises and other factors affecting other property or uses in the neighborhood in which it is located."; that the Board finds that, comparatively, the requested use of the subject premises as a carryout restaurant operating between the hours of 10 A.M. and 3 A.M., Mondays through Thursdays and 10 A.M. and 4 A.M., Fridays and Saturdays and which will attract a greater number of patrons, is a more intensive use of the premises than the previously approved retail florist and variety shop operating between the hours of 9 A.M. and 7 P.M. daily, and that the proposed use would be detrimental to the surrounding residential community and, therefore, is not 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 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 808

APPLICANT: Michael J. Christopoulos-Atlas Tool Service, Inc. CAL NO. 135-85-A
 APPEARANCES FOR: Michael J. Christopoulos MAP NO. 11-J
 APPEARANCES AGAINST: MINUTES OF MEETING
 April 19, 1985
 PREMISES AFFECTED— 3630 W. Montrose Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Michael J. Christopoulos-Atlas Tool Service, Inc., for Velimir Antic, owner, on February 7, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a machine shop in a two-story brick store and apartment building, in a B4-1 Restricted Service District, on premises at 3630 W. Montrose Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 10, 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 8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-1 Restricted Service District in an existing retail tool supply store; that the appellant is seeking a machine shop license for repairing saws, drill bits, taps, etc.; that the proposed use is subordinate in area and purpose to the principal retail tool supply store and is an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a machine shop license for an existing retail tool supply store in a two-story brick store and apartment building, on premises at 3630 W. Montrose Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued; and further provided that upon issuance of said license appellant shall have the right to use the machine shop area only as an accessory use to the retail tool supply store.

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

APPLICANT: Karen I. Patterson
APPEARANCES FOR: Kenneth J. Kammers
APPEARANCES AGAINST:

CAL NO. 136-85-A
MAP NO. 8-H
MINUTES OF MEETING
April 19, 1985

PREMISES AFFECTED— 1623 W. 38th Place
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, Karen I. Patterson, for Kenneth Kammers, owner, on March 12, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of a tavern in a one-story brick store building, in an R3 General Residence District, on premises at 1623 W. 38th Place; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 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 Licensing Department records indicate that the last liquor license expired on October 31, 1983; that the premises have been vacant and unoccupied in excess of one year; and that under Section 6.4-5 of the zoning ordinance the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Corkill Electric
APPEARANCES FOR: Glen Corkill
APPEARANCES AGAINST:

CAL NO. 137-85-A
MAP NO. 16-K
MINUTES OF MEETING
April 19, 1985

PREMISES AFFECTED-- 6702 S. Pulaski Road

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Corkill Electric, for AMOCO Oil Company, owner, on February 25, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the installation of three business signs which will identify a service provided in an existing non-conforming automobile service station, in a B2-1 Restricted Retail District, on premises at 6702 S. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 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 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 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 an automobile service station has been located at the subject site since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the downzoning of the premises from B4-1 to B2-1 on May 23, 1979 rendered the use of the subject site non-conforming; that the three signs proposed to be installed at the subject site are business signs for the purpose of indentifying services provided by the automobile service station; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has establishment the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the installation of three business signs which will identify services provided in an existing non-conforming automobile service station, on premises at 6702 S. Pulaski Road, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Stanley Guzik
 APPEARANCES FOR: Stanley Guzik
 APPEARANCES AGAINST:

CAL. NO. 138-85-A
 MAP NO. 8-H
 MINUTES OF MEETING
 April 19, 1985

PREMISES AFFECTED— 3601 S. Paulina Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Stanley Guzik, for Henry Rostoczynski, owner, on February 27, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a food purveyor and milk license in conjunction with an existing bakery in a two-story brick store and apartment building, in an R3 General Residence District, on premises at 3601 S. Paulina Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 20, 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 April 19, 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 a non-conforming store in the building on the subject site occupied by an existing bakery; that the purveying of cold cuts and milk to customers of the existing bakery is an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit food purveyor and milk licenses in conjunction with an existing bakery in a two-story brick store and apartment building, on premises at 3601 S. Paulina Street, upon condition that the hours of operation shall be limited to the hours between 6 A.M. and 5 P.M., Tuesdays through Saturdays, and that all applicable ordinances of the City of Chicago shall be complied with before the licenses are issued.

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

APPLICANT: Andrew Anderson
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL NO. 139-85-A
 MAP NO. 10-E
 MINUTES OF MEETING
 April 19, 1985

PREMISES AFFECTED— 4459 S. Indiana Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Andrew Anderson, for Vaughn Bester, owner, on February 14, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon in the store on the first floor of a three-story brick store and apartment building, in an R5 General Residence District, on premises at 4459 S. Indiana Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 4, 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 7.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 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 proposed use is to be located in an R5 General Residence District; that the proof presented indicates that the non-conforming store in the building on the subject site has been occupied by business uses, the last use having been a grocery store, which use recently ceased operation; that the change of use to a beauty salon is a proper substitution under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty salon in the store on the first floor of a three-story brick store and apartment building, on premises at 4459 S. Indiana Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 8 P.M., Tuesdays 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: Benito and Olga Rodriguez
APPEARANCES FOR: Olga Rodriguez
APPEARANCES AGAINST:

CAL. NO. 140-85-A
MAP NO. 6-H
MINUTES OF MEETING
April 19, 1985

PREMISES AFFECTED— 2038 W. Coulter Street

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Benito and Olga Rodriguez, for Jose Guzman, owner, on February 28, 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 three-story brick store and apartment building, in an R3 General Residence District, on premises at 2038 W. Coulter Avenue; 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 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 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 store in the building on the subject site had been occupied as a grocery store for the past 24 years, which use recently was discontinued; that the appellants have a right to re-establish a grocery store in the non-conforming store in the building on the subject site; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in a three-story brick store and apartment building, on premises at 2038 W. Coulter Street, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 8 P.M., Mondays through Fridays and 8 A.M. and 10 P.M. Saturdays and Sundays; that there shall be no automatic amusement machines on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Adrian Lozano
 APPEARANCES FOR: Adrian Lozano
 APPEARANCES AGAINST:

CAL. NO. 141-85-A
 MAP NO. 4-H
 MINUTES OF MEETING
 April 19, 1985

PREMISES AFFECTED— 2126 W. 21st 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, Adrian Lozano, for Abraham Hernandez, owner, on March 12, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a two-story frame building as four dwelling units, in a B4-2 Restricted Service District, on premises at 2126 W. 21st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 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 8.6-4(2), 8.11-1(7), 8.3-4A.(1) 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 April 19, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in a B4-2 Restricted Service District; that the proof presented indicates that the building on the subject site has been occupied as four dwelling units since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as four 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 certify the use of the two-story frame building, on premises at 2126 W. 21st Street, 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: James Vopat
APPEARANCES FOR: James Vopat
APPEARANCES AGAINST:

CAL NO. 142-85-A
MAP NO. 6-J
MINUTES OF MEETING
April 19, 1985

PREMISES AFFECTED— 2801 S. Hamlin Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, James Vopat, owner, on February 21, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the sale of packaged snacks in an existing tavern in a one-story brick building, in an R3 General Residence District, on premises at 2801 S. Hamlin Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 7, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.3-3 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 April 19, 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, finds that in this case the proposed use is to be located in an R3 General Residence District in a non-conforming building occupied by a licensed tavern; that the proof presented indicates that the sale of packaged snacks to the customers of the existing tavern is an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the sale of packaged snacks as an accessory use in an existing tavern in a one-story brick building, on premises at 2801 S. Hamlin Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: John Wertymer
 APPEARANCES FOR: John Wertymer
 APPEARANCES AGAINST:

CAL. NO. 143-85-A
 MAP NO. 5-H
 MINUTES OF MEETING
 April 19, 1985

PREMISES AFFECTED-- 2101 N. Hoyne 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, John Wertymer, for Margaret Wertymer, owner, on February 22, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of a non-conforming store into a dwelling unit in a three-story brick store and five dwelling unit building, in an R3 General Residence District, on premises at 2101 N. Hoyne Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 22, 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, 7.12-1(4), and 11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 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 building on the subject site has been occupied as a store and five dwelling units since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the conversion of a non-conforming store to a dwelling unit is a proper substitution under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the conversion of a non-conforming store to a dwelling unit, with no additional parking required, in a three-story brick store and five dwelling unit building, for a total of six dwelling units, on premises at 2101 N. Hoyne Avenue, upon condition that plans and permits are obtained indicating compliance with building code regulations and that all applicable ordinances of the City of Chicago are complied with before a permit is issued.

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

APPLICANT: Round Tower Travel
 APPEARANCES FOR: Nicholas G. Manos
 APPEARANCES AGAINST:

CAL. NO. 144-85-A
 MAP NO. 7-N
 MINUTES OF MEETING
 April 19, 1985

PREMISES AFFECTED— 6752-54 W. Diversey Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Round Tower Travel, owner, on March 13, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a ticket broker license for an existing travel agency in a one-story brick multi-store building, in a B1-1 Local Retail District, on premises at 6752-54 W. Diversey Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 12, 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 8.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B1-1 Local Retail District; that the proof presented indicates that the existing one-story commercial building is occupied by business uses, including non-conforming doctors' offices, a B2 use, since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant is seeking a ticket broker license for an existing travel agency, a B2 use; that the extension of the non-conforming use throughout the building is permitted under Section 6.4-6 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a ticket broker license for an existing travel agency in a one-story brick multi-store building, on premises at 6752-54 W. Diversey Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Gary E. Jacobsen
 APPEARANCES FOR: Gary E. Jacobsen
 APPEARANCES AGAINST:

CAL NO. 145-85-A
 MAP NO. 3-G
 MINUTES OF MEETING
 April 19, 1985

PREMISES AFFECTED— 1458 W. Blackhawk Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Gary E. Jacobsen, owner, on February 20, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a hardware store in a three-story brick store and apartment building, in an R4 General Residence District, on premises at 1458 W. Blackhawk Street; 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 7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 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 non-conforming store in the building on the subject site has been occupied by business uses, the last use having been repair and storage of electrical motors, a C use; that the change of use to a retail hardware store, a B use, is a proper substitution under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a retail hardware store in a three-story brick store and apartment building, on premises at 1458 W. Blackhawk Street, upon condition that the hours of operation shall be limited to the hours between 8 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 permit is issued.

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

APPLICANT: Little City Foundation
 APPEARANCES FOR: John J. George
 APPEARANCES AGAINST:

CAL. NO. 146-85-A
 MAP NO. 13-G
 MINUTES OF MEETING
 April 19, 1985

PREMISES AFFECTED— 5317 N. Clark Street

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

ACTION OF BOARD—

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Little City Foundation, for Uberto Gallo, owner, on February 19, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a second-hand store in a two-story brick store and apartment building, in a B3-2 General Retail District, on premises at 5317 N. Clark Street; 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, 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 April 19, 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 said use is located in a B3-2 General Retail District; that the proof presented indicates that the appellant is a charitable organization and has operated a second-hand store in the building on the subject site for the past 13 years to benefit the organization; that the appellant's business license expired and that the appellant is seeking a current business license; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit a second-hand store in a two-story brick store and apartment building, on premises at 5317 N. Clark Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Roberto Arocho

CAL NO. 301-84-A

APPEARANCES FOR:

MAP NO. 11-H

APPEARANCES AGAINST:

MINUTES OF MEETING
April 19, 1985

PREMISES AFFECTED— 1610 W. Montrose Avenue

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

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 808

APPLICANT: John J. Plezbert

CAL. NO. 60-85-2

APPEARANCES FOR:

MAP NO. 2-G

APPEARANCES AGAINST:

MINUTES OF MEETING

April 19, 1985

PREMISES AFFECTED— 1245 W. Flourney Street

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

ACTION OF BOARD—

THE VOTE

Case continued to
June 14, 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: Robert Tomich

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 6754 N. Harlem Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
May 17, 1985.

CAL. NO. 95-85-S
MAP NO. 17-O
MINUTES OF MEETING
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

April 19, 1985

PREMISES AFFECTED— 6754 N. Harlem Avenue

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Daniel Sampson
 APPEARANCES FOR: Jonathan Kurasch, Roxanne Mizner
 APPEARANCES AGAINST: John George, et al.
 PREMISES AFFECTED— 1410 N. Orleans Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 99-85-S
 MAP NO. 3-F
 MINUTES OF MEETING
 April 19, 1985

ACTION OF BOARD—

Application denied.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
Abstain		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Daniel Sampson, for American National Bank & Trust Co., Tr. #56054, owner, on February 15, 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 25 feet by 204 feet addition to the north side of a two-story brick building for the stabling of horses used in connection with a proposed horse drawn carriage business to be operated in conjunction with an existing riding academy, in a C1-3 Restricted Commercial District, on premises at 1410 N. Orleans Street; 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 9.4-1(8)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 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 C1-3 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a C1-3 Restricted Commercial District; that on July 15, 1983, the Board approved a special use application, Cal. No. 199-83-S, for the establishment of a riding academy in a one-story brick building on the subject site, upon condition that the premises be used as a riding academy only and not as a boarding stable from which horses are taken via city streets to bridal paths at other locations; that the applicant proposes to construct a one-story addition to the existing one-story riding academy building and to expand the existing riding academy to include a horse stabling area for use in conjunction with the proposed horse drawn carriage business; that there are 20 horses currently stabled at the location; that the applicant proposes to stable 30 additional horses and house 15 carriages in the proposed addition; that the horses will be used for both the riding academy and proposed carriage activities; that on June 14, 1982 the Board approved a special use application, Cal. No. 148-82-S, for the establishment of a horse carriage business at 1408 N. Orleans Street; that on November 18, 1983 the Board denied, in Cal. No. 333-83-S, the establishment

MINUTES OF MEETING

April 19, 1985

Cal. No. 99-85-S

of a horse stable at 1428-30 N. Orleans Street to be used in connection with the existing horse carriage business located at 1408 N. Orleans Street, finding that the proposed horse stable was not necessary for the public convenience at that location and that the establishment of an additional horse stable in the area would cause injury to the value of other property in the neighborhood; that the Board takes judicial notice of the proceedings in Cal. No. 333-83-S in this case; that the Board finds that no proof was presented in this case that the proposed stabling of horses used in connection with a proposed horse drawn carriage business to be operated in conjunction with an existing riding academy is necessary for the public convenience at this location; that the stabling of 30 additional horses within an area that presently contains previously approved stable facilities for a riding academy and a horse carriage business would overburden this 1400 N. Orleans Street block with such uses and would be detrimental to the public health, safety and welfare, and that the proposed use would cause substantial injury to the value of other property in this block and is not in the public interest; it is therefore

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

MINUTES OF MEETING

April 19, 1985
Cal. No. 198-80-Z

Mr. John J. Pikarski, Jr., for Steve Nikas, presented a request for an extension of time in which to obtain permits for the erection of two two-story apartment buildings whose side yards will be 3 instead of 5 feet and on lots whose areas are 4672 instead of 5000 square feet, on premises at 6116 and 6120 W. Eastwood Avenue, for which a variation was granted by the Board on August 22, 1980, Cal. No. 198-80-Z.

Mr. Pikarski stated that the economy became so unfavorable for the erection of new buildings that the appellant could not proceed with the erection of the proposed buildings for fear of financial disaster.

Chairman Guthman moved that the request be granted and the time extended to August 22, 1985. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

April 19, 1985

Cal. No. 187-82-A

Mr. David R. Kugler, for Rabih Chafi d/b/a Chafi Food Store, owners, presented a request to amend the resolution adopted by the Zoning Board of Appeals on July 9, 1982 in which an appeal was sustained permitting the establishment of a grocery store in the store on the first floor of a four-story brick store and apartment building, in an R4 General Residence District, on premises at 7001 N. Sheridan Road, under certain conditions, in Cal. No. 187-82-A.

A condition of the resolution is that the hours of operation are limited to the hours between 8:00 A.M. and 7:00 P.M. The amendment requested is to expand the hours of operation to the hours between 7:00 A.M. and 12:00 midnight.

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

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

MINUTES OF MEETING

April 19, 1985

Cal. No. 364-83-S

Cal. No. 365-83-S

Mr. Douglas Schroeder, for New Miracle Temple C.O.G.I.C., presented a request for an extension of time in which to obtain building permits for the establishment of a church in a one-story brick commercial building, on premises at 5455 W. Division Street, as approved by the Zoning Board of Appeals on December 16, 1983, Cal. No. 364-83-S and for the leasing of 10 parking spaces at the rear of a one-story brick dry cleaning building on premises at 5456-62 W. Division Street, to satisfy the parking requirements for the proposed church at 5455 W. Division Street, as approved by the Zoning Board of Appeals on December 16, 1983, Cal. No. 365-83-S.

Chairman Guthman moved that the requests be granted and the time extended to December 16, 1985. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

April 19, 1985

Cal. No. 111-84-S

Ms. Therese M. Cushing, for Israel of God's Church, the White Horse Army, presented a request for an extension of time in which to obtain permits for the establishment of an off-site parking lot for the parking of private passenger automobiles, on premises at 3736-42 W. 18th Street, for the use of a church located at 3737-41 W. 18th Street, as approved by the Board on April 13, 1984, in Cal. No. 111-84-S.

Chairman Guthman moved that the request be granted and the time extended to April 13, 1986. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

April 19, 1985

Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on May 17, 1985..

Marian Rest
Secretary