

MINUTES OF THE REGULAR MEETING OF THE  
ZONING BOARD OF APPEALS

held in Room 569 County Building, on Friday, May 17, 1985

At 9:00 A.M., 10:00 A.M. and 2:00 P.M.

The following were present and constituted a quorum:

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

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Mr. Keane moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on May 17, 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.

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

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Cal. No. 147-85-S

brick building including a 19 feet by 57.5 feet addition to the east thereof, on premises at 1756 W. 79th Street, upon condition that the required off-street parking shall be provided on premises at 1801 W. 79th Street and the lot be improved pursuant to Cal. No. 148-85-S; 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: Sion Temple Church of God in Christ  
APPEARANCES FOR: James J. Seaberry  
APPEARANCES AGAINST:  
PREMISES AFFECTED-- 1801 W. 79th Street  
SUBJECT-- Application for the approval of a special use.

CAL. NO. 148-85-S  
MAP NO. 20-H  
MINUTES OF MEETING  
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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, Sion Temple Church of God in Christ, owner, on March 25, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in an R4 General Residence District, on premises at 1801 W. 79th Street, to fulfill the parking requirements for a church proposed to be located at 1756 W. 79th Street; 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, Section 7.3-4 and 7.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 1985 after due notice thereof by publication in the Chicago Tribune on April 22, 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 on May 17, 1985 in Cal. No. 147-85-S, the Board approved an application for a special use for Sion Temple Church of God in Christ, for the establishment of a church and the erection of a 19 feet by 57.5 feet addition to the east thereof at 1756 W. 79th Street and incorporates the testimony of that application into the record in this case; that the applicant was granted a special use by the Board on November 17, 1978, Cal. No. 277-78-S, for the establishment of an off-site parking lot on the subject site premises to fulfill the parking requirements for its church to be established at 1802-04 W. 79th Street and now seeks to transfer the use of said parking lot to fulfill the parking requirements for its new church location at 1756 W. 79th Street; that the proof presented indicates that the proposed parking lot is necessary for the public convenience at this location in order to fulfill the required off-street parking for the said church; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the use of the premises as a parking lot will be compatible with the mixed residential and business improvements in the area and will not cause substantial injury to the value of

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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 an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 1801 W. 79th Street, to fulfill the parking requirements for a church proposed to be located at 1756 W. 79th Street, upon condition that no use shall be made of the property for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be enclosed, except for the portion used as a driveway, with a 6 foot high chain link fence; that a strip of land 15 feet wide along the east property line shall be landscaped and planted with a densely planted compact hedge not less than five feet nor more than seven feet in height, which planting shall be maintained; that the balance of the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material 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 each parking stall shall be striped; that lighting shall be provided reflecting away from abutting residential property; that ingress and egress shall be from W. 79th Street; that the abutting alley shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three-foot straight flares on each approach; that the lot shall be securely locked at all times when services and activities are not being conducted 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. It shall be the responsibility of the applicant to improve and maintain said parking lot in conformance with the provisions and standards hereby established under this order and with Section 5.8-5 of the zoning ordinance. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: New Bethlehem #4 M.B. Church  
 APPEARANCES FOR: Lawrence E. Smith, Jr.  
 APPEARANCES AGAINST:

CAL NO. 149-85-S  
 MAP NO. 22-E  
 MINUTES OF MEETING  
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PREMISES AFFECTED— 8850-54 S. Cottage Grove Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, New Bethlehem #4 M.B. Church, owner, on March 29, 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 and basement 48 feet by 125 feet church building, in a B4-2 Restricted Service District, on premises at 8850-54 S. Cottage Grove 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, Sections 8.4-4(1) and 8.11-1(4),"

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 1985 after due notice thereof by publication in the Chicago Tribune on April 22, 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 the subject site is presently improved with an existing one-story church building and a small single family residence; that the applicant proposes to demolish the existing church building and erect the proposed one-story and basement church building on the north 48 feet of the site and to provide an off-street parking area where the original church building was situated; that the existing single family residence will remain on the subject site as the residence of the pastor of the church; that the proof presented indicates that a church at this location is necessary for the public convenience to continue to meet the needs of the 245-member congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed church which will continue to 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 will be compatible with the predominantly residential character of 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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Zoning Administrator is authorized to permit the erection of a one-story and basement 48 feet by 125 feet church building, on premises at 8850-54 S. Cottage Grove Avenue, upon condition that the balance of the lot, excluding area occupied by the existing single family residence, 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 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; 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: New Bethlehem #4 M.B. Church  
 APPEARANCES FOR: Lawrence E. Smith, Jr.  
 APPEARANCES AGAINST:

CAL. NO. 150-85-Z  
 MAP NO. 22-E  
 MINUTES OF MEETING  
 May 17, 1985

PREMISES AFFECTED— 8850-54 S. Cottage Grove Avenue  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, New Bethlehem #4 M.B. Church, owner, on March 29, 1985, filed an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 345 seat church building, with on-site parking for 23 instead of 29 automobiles, on premises at 8850-54 S. Cottage Grove 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, Sections 8.4-4(1) and 8.11-1(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 1985 after due notice thereof by publication in the Chicago Tribune on April 22, 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 May 17, 1985, the Board approved an application for a special use for the New Bethlehem #4 M.B. Church for the erection of a one-story and basement 48 feet by 125 feet 345-seat church building on the subject site and incorporates the testimony of that application into the record in this case, Cal. No. 149-85-S; 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 applicant desires to retain the existing single family residence, which is situated within a portion of the area designated for required off-street parking, as a residence for the pastor of the church; that the plight of the owner is due to the necessity of providing 29 off-street parking spaces; and that the variation, if granted, will not alter the essential character of the locality in that the proposed church will be located in an area where many of the congregation reside and that provision for 80 percent of the required off-street parking will be adequate; it is therefore

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

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Cal. No. 150-85-Z

it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 345-seat church building with on-site parking for 23 instead of 29 automobiles, on premises at 8850-54 S. Cottage Grove 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: Children's Oncology Services of Illinois, Inc.

CAL. NO. 151-85-Z

APPEARANCES FOR:

MAP NO. 7-F

APPEARANCES AGAINST:

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PREMISES AFFECTED— 622 W. Deming Place

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

ACTION OF BOARD—

Case continued to  
June 14, 1985.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPLICANT: Super 2 Foods, Inc.  
 APPEARANCES FOR: Ira A. Moltz  
 APPEARANCES AGAINST:

CAL. NO. 152-85-A  
 MAP NO. 1-L  
 MINUTES OF MEETING  
 May 17, 1985

PREMISES AFFECTED— 5200 W. Kinzie 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, Super 2 Foods, Inc., for Burl Price, owner, on April 3, 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 an existing two and three-story brick building with no provision for a loading berth, in a C1-1 Restricted Commercial District, on premises at 5200 W. Kinzie Street; 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 9.10-1(7) and 9.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 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 the two and three-story brick building on the subject site was constructed without provision for a loading berth and used for manufacturing and related uses prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant proposes to establish a grocery store on the first floor of the subject building; that under Section 5.8-1(3) of the zoning ordinance no loading berth is required and 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 establishment of a grocery store on the first floor of an existing two and three-story brick building with no loading berth, on premises at 5200 W. Kinzie Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: 2 of the Seas Corporation  
 APPEARANCES FOR: Ira A. Moltz  
 APPEARANCES AGAINST:

CAL. NO. 153-85-S  
 MAP NO. 1-L  
 MINUTES OF MEETING  
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PREMISES AFFECTED— 401 N. Laramie 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, 2 of the Seas Corporation, for Burl Price, owner, on April 3, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a C1-1 Restricted Commercial District, on premises at 401 N. Laramie Avenue, to fulfill the parking requirements for a grocery store to be established at 5200 W. Kinzie Street; 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, Section 9.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 1985 after due notice thereof by publication in the Chicago Tribune on April 22, 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 the subject site is improved with a one and two-story brick building occupied by a restaurant which is owned and operated by the applicant; that it is proposed to share the parking area on site at 401 N. Laramie Avenue with the proposed grocery store to be located at 5200 W. Kinzie Street; that the establishment of off-site accessory parking at the subject site is necessary for the public convenience at this location in order to fulfill the parking requirements for the proposed grocery store to be located at 5200 W. Kinzie Street; that the public health, safety and welfare will be adequately protected in the design and operation of the parking facility which shall be operated and improved under the conditions hereinafter set forth; and that the proposed use, which will share hours of operation with the existing restaurant, is compatible with the existing business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is located; it is therefore

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

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Zoning Administrator is hereby authorized to permit the establishment of off-site accessory parking for the parking of private passenger automobiles, on premises at 401 N. Laramie Avenue, to fulfill the parking requirements for a grocery store to be established at 5200 W. Kinzie 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 graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the parking stalls shall be designated by striping; that lighting shall be provided; that ingress and egress shall be from N. Laramie Street; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three-foot straight flares on each approach; that the hours of operation of the parking area shall be limited to the hours between 8 A.M. and 12 Midnight, which hours include the hours of operation of the existing restaurant; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain said parking area in conformance with the provisions and standards hereby established under this order and with Section 5.8-5 of the zoning ordinance. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of his resolution have been complied with.

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

APPLICANT: Dr. and Mrs. Henry Betts  
 APPEARANCES FOR: Anne M. Burke  
 APPEARANCES AGAINST:

CAL. NO. 154-85-Z  
 MAP NO. 5-F  
 MINUTES OF MEETING  
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PREMISES AFFECTED— 1727 N. Orleans Street  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Dr. and Mrs. Henry Betts, owners, on April 9, 1985, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 13 feet 7 inches by 23 feet 3 inches 2nd story addition over the existing one-story portion of a one and two-story attached single family residence, whose rear yard will be 10.10 feet instead of 30 feet, on premises at 1727 N. Orleans Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 21, 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 7.9-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 1985 after due notice thereof by publication in the Chicago Tribune on April 22, 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 subject premises is one unit of a building originally constructed as four attached units and subsequently subdivided into four individual townhouse condominium units located on individual lots; that the existing first floor portion of the subject premises is situated approximately 10 feet from the rear lot line; that the applicants seek to construct the proposed second story addition above the existing first floor portion of the premises; 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 bedrooms and study, is necessary to meet the needs of the applicants; that the plight of the owners is due to the subdivision of the former site into four lots which caused the existing violation of the rear yard requirements of the zoning ordinance; and that the variation, if granted, will not alter the essential character of the locality in that the proposed addition is behind the existing second story portion of the building and maintains the existing first story building lines and will not impair an adequate supply of light and air to the adjoining property; it is therefore

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Cal. No. 154-85-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance, and that a variation be and it hereby is granted to permit the erection of a 13 feet 7 inches by 23 feet 3 inches second story addition over the existing one-story portion of a one and two-story single family residence, whose rear yard will be 10.10 feet instead of 30 feet, on premises at 1727 N. Orleans Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Albany Bank & Trust Co.

CAL. NO. 155-85-S

APPEARANCES FOR:

MAP NO. 11-J

APPEARANCES AGAINST:

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PREMISES AFFECTED— 3417 W. Lawrence Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application withdrawn

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: Thomas C. Arnold  
 APPEARANCES FOR: Joel D. Malkin  
 APPEARANCES AGAINST:

CAL. NO. 156-85-S  
 MAP NO. 15-G  
 MINUTES OF MEETING  
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PREMISES AFFECTED— 6318 N. Winthrop Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Thomas C. Arnold, 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 hotel (youth hostel) in a three-story brick former nursing home building, in an R6 General Residence District, on premises at 6318 N. Winthrop 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, Sections 7.3-6 and 7.4-6."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 1985 after due notice thereof by publication in the Chicago Tribune on April 22, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R6 General Residence District in a three-story brick building formerly occupied by a nursing home; that the applicant proposes to convert the existing vacant building to a hostel facility; that the proof presented indicates that the subject building consists of three floors, with 13 rooms on each of the upper floors; that there will be four to eight beds in each sleeping room; that laundry, kitchen and lounge facilities will be provided; that there will be managerial and security personnel on the premises 24 hours daily; that only persons with American or International Youth Hostel Federation membership cards will be allowed to stay at the facility; that the charge for accommodation is modest; that an average length of stay is from three to nine days; that the proposed use is necessary for the public convenience at this location in that at the present time there are no accredited facilities in the Chicago area providing lodging for hostellers; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed facility which will provide managerial and security personnel on the premises 24 hours daily and which must meet the standards of the American Youth Hostel Federation annually to qualify as a chartered hostel facility; and that the proposed use will be compatible with the existing residential improvements in the area and will not cause substantial injury to the value of

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of other property in the neighborhood in which it is located; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a youth hostel in a three-story brick former nursing home building, on premises at 6318 N. Winthrop Avenue, upon condition that all managerial and security personnel shall be on the premises 24 hours daily; and that all application ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the use of the site as a youth hostel shall be administered under the standards and guidelines of the American Youth Hostel Federation and that only hostellers who are members of the aforementioned Federations shall be permitted lodging and that any deviation from said specified use shall cause the special use granted herein to immediately become null and void.

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

APPLICANT: Robert B. Sorensen  
 APPEARANCES FOR: Robert B. Sorensen  
 APPEARANCES AGAINST:

CAL. NO. 157-85-S  
 MAP NO. I-G  
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PREMISES AFFECTED— 233 N. Justine Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Robert B. Sorenson, for Kloster Steel Corporation, owner, on April 11, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in an M2-4 General Manufacturing District, on premises at 233 N. Justine Street, to satisfy the parking requirements for a proposed one-story 44 feet by 71.5 feet addition to the north side of an existing one-story warehouse building at 224-28 N. Justine Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 28, 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 10.6-2, and 10.4-2(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 1985 after due notice thereof by publication in the Chicago Tribune on April 22, 1985; and

WHEREAS, the district maps show that the premises are located in an M2-4 General 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 M2-4 General Manufacturing District; that the applicant proposes to erect a one-story addition to the north side of an existing one-story warehouse building at 224-28 N. Justine Street; that the said addition will be erected on a portion of the warehouse site that is presently used for required off-street parking; that the proof presented indicates that the proposed parking lot is necessary for the public convenience at this location to satisfy the parking requirements for the proposed addition to the said warehouse building at 224-28 N. Justine Street; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed use of the subject site as parking lot will be compatible with the existing manufacturing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

## MINUTES OF MEETING

May 17, 1985

Cal. No. 157-85-S

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 an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 233 N. Justine Street, to satisfy the parking requirements for a proposed one-story 44 feet by 71.5 feet addition to the north side of an existing one-story warehouse building at 224-28 N. Justine Street, upon condition that the parking lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the parking lot shall be surfaced with asphaltic concrete or some comparable all-weather dustless material not less than four inches thick and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed with a barbed wire topped 6 foot high chain link fence with sliding gate at the entrance; that ingress and egress shall be from N. Justine Street; that the lot shall be securely locked at all times when not in use by the applicant corporation; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three-foot straight flares on each approach; that lighting shall be provided; that the parking stalls shall be designated with striping; that a restrictive covenant shall be recorded with the Recorder of Deeds of Cook County, Illinois limiting the use of the subject site property as a required off-street parking lot for the property at 224-28 N. Justine Street and which instrument shall prohibit the separation of said parking lot at 233 N. Justine Street from the use of said property at 224-28 N. Justine Street. Further, the Zoning Administrator shall not issue a permit for the aforesaid addition to the north side of an existing building at 224-28 N. Justine Street until the aforesaid restrictive covenant has been duly recorded with the Recorder of Deeds of Cook County, Illinois; and 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 for the subject site parking lot until an inspection of the property and a determination shall have been made by his department that all the provisions of this resolution have been complied with.

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

APPLICANT: Lola Jeanette Tabor  
 APPEARANCES FOR: Lola Jeanette Tabor  
 APPEARANCES AGAINST:

CAL. NO. 158-85-A  
 MAP NO. 10-I  
 MINUTES OF MEETING  
 May 17, 1985

PREMISES AFFECTED-- 2543 W. 45th 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, Lola Jeanette Tabor, owner, on April 1, 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 frame building, in an R3 General Residence District, on premises at 2543 W. 45th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 29, 1985 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 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 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 her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the sale of packaged snacks as an accessory use in an existing tavern in a one-story frame building on premises at 2543 W. 45th 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: M & M Tavern  
 APPEARANCES FOR: Martin Milanowski  
 APPEARANCES AGAINST:

CAL. NO. 159-85-A  
 MAP NO. 12-G  
 MINUTES OF MEETING  
 May 17, 1985

PREMISES AFFECTED— 4958 S. Laflin 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, M & M Tavern, for T. Cunningham, owner, on March 19, 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 two-story frame building, in an R3 General Residence District, on premises at 4958 S. Laflin Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 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 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 two-story frame building, on premises at 4958 S. Laflin 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: Mendel Catholic Prep  
 APPEARANCES FOR: Frank N. Thomas  
 APPEARANCES AGAINST:

CAL. NO. 160-85-A  
 MAP NO. 26-E  
 MINUTES OF MEETING  
 May 17, 1985

PREMISES AFFECTED— 250 E. 111th 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, Mendel Catholic Prep, for the Order of St. Augustine, Providence of Our Mother of Good Counsel, owner, on March 25, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a 6 feet 8 inches by 8 feet double-faced illuminated high school bulletin board sign at the southeast corner of the school grounds which will replace an existing high school sign, in an R4 General Residence District, on premises at 250 E. 111th Street; 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 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 May 17, 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 proposed 6 feet 8 inches by 8 feet double-faced illuminated bulletin board at the southeast corner of the school grounds replaces a similar sign and identifies the appellant school and related school activities; 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 6 feet 8 inches by 8 feet double-faced illuminated high school bulletin board sign at the southeast corner of the school grounds, on premises at 250 E. 111th Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Almond Bland  
 APPEARANCES FOR: Edward Zigman  
 APPEARANCES AGAINST:

CAL. NO. 161-85-A  
 MAP NO. 10-E  
 MINUTES OF MEETING  
 May 17, 1985

PREMISES AFFECTED— 3943 S. Indiana Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Almond Bland, owner, on March 21, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the sale of grocery items in conjunction with an existing restaurant in a one-story brick store building, in an R5 General Residence District, on premises at 3943 S. Indiana 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 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 May 17, 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 in a portion of an existing non-conforming store occupied as a licensed carry-out restaurant, a B2 use, operated by the appellant; that the appellant proposes to sell milk and limited grocery items, a B1 use, in the vacant portion of the existing carry-out restaurant premises; that the expansion of the non-conforming use throughout the building is permitted under Section 6.4-6 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the sale of grocery items in conjunction with an existing restaurant in a one-story brick store building, on premises at 3943 S. Indiana Avenue, upon condition that the sale of grocery items shall be limited to the hours of operation of the existing carry-out restaurant, 7 A.M. to 9 P.M., Mondays through Saturdays; that there shall be no alcoholic beverages or packaged liquor sold on the premises; that there shall be no automatic amusement machines on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Robert Nickerson  
 APPEARANCES FOR: Robert Nickerson  
 APPEARANCES AGAINST:

CAL. NO. 162-85-A  
 MAP NO. 18-G  
 MINUTES OF MEETING  
 May 17, 1985

PREMISES AFFECTED— 1444 W. 79th Street

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

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Robert Nickerson, for McCleman Smith, owner, on March 26, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a one-story brick store building as an on-site dry cleaners, in a B2-2 Restricted Retail District, on premises at 1444 W. 79th Street; and

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 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 a dry cleaning plant has been in continuous operation at the subject site for the last 20 years; that the dry cleaning plant was rendered non-conforming when the City Council on September 26, 1979 rezoned the site from B4-2 to B2-2; that not 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 certify the use of a one-story brick store building as an on-site dry cleaners, on premises at 1444 W. 79th Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Ruben and Lurlene Anderson  
 APPEARANCES FOR: Ruben and Lurlene Anderson  
 APPEARANCES AGAINST:

CAL. NO. 163-85-A  
 MAP NO. 18-G  
 MINUTES OF MEETING  
 May 17, 1985

PREMISES AFFECTED— 1356 W. 79th Street  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
	X	

THE RESOLUTION:

WHEREAS, Ruben and Lurlene Anderson, for Ira and Camille Wesley, owners, on March 18, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a second-hand store in a two-story brick store and apartment building, in a B2-2 Restricted Retail District, on premises at 1356 W. 79th Street; 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 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 May 17, 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 on September 26, 1979 the district was rezoned by the City Council from B4-2 to B2-2; that the proof presented indicates that the store in the building on the subject site has been occupied by business uses, including a barber shop and, until recently, an illegally established church; that the appellant sells new clothing, a B2 use, and is seeking to add an accessory line of used clothing which requires a second-hand license; that no violation of the zoning ordinance exists nor is contemplated and that the appellants have established the basis of their appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a second-hand license for the sale of used clothing in the store in a two-story brick store and apartment building, on premises at 1356 W. 79th Street, upon condition that the second-hand sales use shall be accessory to the principal use of the premises as a new clothing store; that no merchandise for sale shall be displayed on the public way; that the hours of operation shall be limited to the hours between 9 A.M. and 5 P.M., Tuesdays through Fridays and 9 A.M. and 7 P.M., 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: Phoenix Rose, Inc.

CAL. NO. 164-85-A

APPEARANCES FOR: None

MAP NO. 18-D

APPEARANCES AGAINST:

MINUTES OF MEETING

May 17, 1985

PREMISES AFFECTED— 7301 S. Greenwood Avenue

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

ACTION OF BOARD—

Case dismissed for want  
of prosecution.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Frank J. Miccucio  
 APPEARANCES FOR: Kenneth Zak, Frank J. Miccucio  
 APPEARANCES AGAINST: Diana Eelmae, et al.

CAL. NO. 165-85-A  
 MAP NO. 7-N  
 MINUTES OF MEETING  
 May 17, 1985

PREMISES AFFECTED-- 6506 W. Diversey 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, Frank J. Miccucio, for Parkway Bank & Trust Co. owner, on March 14, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a motor vehicle repair license for an existing automobile repair shop in a one-story brick garage building, in an R3 General Residence District, on premises at 6506 W. Diversey Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 13, 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 May 17, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence District in an existing non-conforming one-story brick garage building; that the said building was constructed and occupied as a garage under the business zoning in effect until the time of the passage of the 1957 comprehensive amendment to the zoning ordinance when the district was rezoned to R3 General Residence; that on September 25, 1981 in Cal. No. 293-81-A, the Board sustained an appeal by the appellant permitting the establishment of a restaurant, under certain conditions, in the existing non-conforming one-story garage building on the subject site; that the appellant did not convert the said garage building to a restaurant and has continued to operate the automobile repair shop at the site; that the appellant seeks to continue the automobile repair shop at the site, which use has never ceased operation; that licensing requirements have caused the case to be filed; that the appellant has a right, under the conditions hereinafter set forth, to continue the use of the building on the site as an automobile repair shop; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a motor vehicle repair license for an existing automobile repair shop in a one-story brick garage

MINUTES OF MEETING

May 17, 1985

Cal. No. 165-85-A

building, on premises at 6506 W. Diversey Avenue, upon condition that the following shall be complied with: that the hours of operation shall be limited to the hours between 7 A.M. and 6 P.M., Mondays through Saturdays; that there shall be no body and fender work, spray painting nor engine rebuilding work done on the premises; that all automobiles that have been repaired or are awaiting repairs shall not be parked on the city streets and public ways; that no automobiles shall be stripped for parts and left on the public streets, alleys or sidewalks; that all repair work shall be done within the building on the subject site; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued; and be it further

RESOLVED, that the issuance of a motor vehicle license shall be for mechanical repair of automobiles only and shall not be construed as a license to sell new or used tires or automobiles at the site; and be it further

RESOLVED; that the six guard dogs domiciled by the appellant on the premises constitutes a kennel operation and is not permitted under Section 7.3-3 of the zoning ordinance and that the appellant has a right to house one guard dog only on the premises.

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

APPLICANT: Errol Andersom  
 APPEARANCES FOR: William Hennessey  
 APPEARANCES AGAINST:

CAL. NO. 166-85-A  
 MAP NO. 14-J  
 MINUTES OF MEETING  
 May 17, 1985

PREMISES AFFECTED— 3901 W. 62nd 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, Errol Anderson, owner, on April 2, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a one-and-a-half story brick building as two dwelling units, in an R2 Single Family Residence District, on premises at 3901 W. 62nd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 14, 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 7.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 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 the proof presented indicates that prior to the time of the passage of the 1957 comprehensive amendment the district in which the building on the subject site is located was zoned for duplex dwelling units; that the proof presented indicates that the building on the subject site was occupied as two dwelling units prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as two 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 a one- and-a-half story brick building, on premises at 3901 W. 62nd Street, as two 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: Orner, Shayne & Reizner, Inc.  
 APPEARANCES FOR: Ben H. Kelly  
 APPEARANCES AGAINST:

CAL. NO. 167-85-A  
 MAP NO. 14-E  
 MINUTES OF MEETING  
 May 17, 1985

PREMISES AFFECTED— 125-27 E. 57th 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, Orner, Shayne & Reizner, Inc, for B. Berris, owner, on March 15, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a three-story brick building as six dwelling units on a lot which has no area for parking, in an R5 General Residence District, on premises at 125-27 E. 57th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 17, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 8.12-2(9) 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 May 17, 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 Sanborn Maps of the City of Chicago show that the building on the subject site was originally constructed as a six dwelling-unit building with no on-site parking; that the appellant has a right to continue the occupancy of the building as six dwelling units with no on-site parking, 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 a three-story brick building as six dwelling units on a lot which has no area for parking, on premises at 125-27 E. 57th Street, 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: Coleman P. Wright  
 APPEARANCES FOR: Coleman P. Wright  
 APPEARANCES AGAINST:

CAL. NO. 168-85-A  
 MAP NO. 16-E  
 MINUTES OF MEETING  
 May 17, 1985

PREMISES AFFECTED— 6446 S. Vernon Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

THE RESOLUTION:

WHEREAS, Coleman P. Wright, owner, on April 2, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a two-story brick building as four dwelling units, in an R4 General Residence District, on premises at 6446 S. Vernon Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 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. 7.5-4 and 7.12-1(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 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 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 brick building, on premises at 6446 S. Vernon Avenue, as four dwelling units, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: DLG, Inc.  
 APPEARANCES FOR: Charles J. Schneider  
 APPEARANCES AGAINST:

CAL. NO. 169-85-A  
 MAP NO. 12-J  
 MINUTES OF MEETING  
 May 17, 1985

PREMISES AFFECTED— 5425 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, DLG, Inc. for Chart House, Inc., owner, on March 19, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the installation of a 4 feet by 8 feet readerboard sign accessory to an existing drive-through restaurant, in a B4-1 Restricted Service District, on premises at 5425 S. Pulaski Road; 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 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 May 17, 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 existing drive-through facility was added to the subject site restaurant by permit issued on August 11, 1980, and predates the July 1, 1984 effective date of an ordinance which requires establishments of the "drive-in" or "drive-through" type located in a B4 zone to be permitted only as a special use; that under Section 5.10 of the zoning ordinance, the existing use is a legal special use; that the installation of the proposed sign does not, in itself, constitute the expansion of an existing special use and is hereby construed to be a permitted accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the installation of a 4 feet by 8 feet readerboard sign as an accessory use to an existing special use drive-through restaurant, on premises at 5425 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 806

APPLICANT: Peter W. Beechick  
 APPEARANCES FOR: Peter W. Beechick  
 APPEARANCES AGAINST:

CAL. NO. 170-85-A  
 MAP NO. 16-I  
 MINUTES OF MEETING  
 May 17, 1985

PREMISES AFFECTED— 6449 S. Kedzie 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
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		

THE RESOLUTION:

WHEREAS, Peter W. Beechick, owner, on March 25, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile repair shop in a one-story frame building, in a B2-1 Restricted Retail District, on premises at 6449 S. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 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 May 17, 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 automobiles repair shop has been established in the building on the subject site since the year 1974; that on March 8, 1978 the block was rezoned from B4-1 to B2-1 making the automobile repair shop a non-conforming 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 establishment of an automobile repair shop in a one-story frame building, on premises at 6449 S. Kedzie Avenue, upon condition that no body repair work, spray painting nor engine rebuilding shall be done on premises; that all repair work shall be done within the building on the subject site; that there shall be no parking or storage of automobiles awaiting repairs or which have been repaired, off the premises; that the hours of operation shall be limited to the hours between 9 A.M. and 5 P.M., Mondays through Fridays and 9 A.M. and 1 P.M., 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: Lewis J. Secor  
 APPEARANCES FOR: Lewis J. Secor  
 APPEARANCES AGAINST:

CAL. NO. 171-85-A  
 MAP NO. 9-G  
 MINUTES OF MEETING  
 May 17, 1985

PREMISES AFFECTED— 3701 N. Sheffield 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
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		

THE RESOLUTION:

WHEREAS, Lewis J. Secor, for Lewis J. Secor Trust, owner, on March 15, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a motor vehicle repair license for the installation of alarm systems in automobiles in a one-story brick building, in an R4 General Residence District, on premises at 3701 N. Sheffield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 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 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 May 17, 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 in a one-story brick building formerly occupied by a gasoline filling station which use ceased operation when the site was purchased by the appellant; that the building has been used for mechanical automobile repair work until recently; that the change of use of the premises from mechanical repair work to the installation of automobile alarm systems is a proper substitution of non-conforming use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a motor vehicle repair license for the installation of alarm systems in automobiles in a one-story brick building, on premises at 3701 N. Sheffield Avenue, upon condition that all work shall be conducted entirely within the building; that the hours of operation shall be limited to the hours between 9 A.M. and 5 P.M., Mondays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Thomas Scanlon  
 APPEARANCES FOR: John J. Pikarski, Jr.  
 APPEARANCES AGAINST:

CAL. NO. 172-85-A  
 MAP NO. 16-M  
 MINUTES OF MEETING  
 May 17, 1985

PREMISES AFFECTED— 6125-29 W. 64th 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
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		

THE RESOLUTION:

WHEREAS, Thomas Scanlon, owner, on April 10, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued construction of a one and two-story single family residence on a 30 feet by 125 feet non lot of record at 6125 W. 64th Street and whose side yards are each 3 feet instead of combined yards of 12 feet and a one-story single family dwelling on a 30 feet by 125 feet non lot of record at 6129 W. 64th Street and whose side yards are each 3 feet instead of 4 feet, in an R2 Single Family Residence District, on premises at 6125-29 W. 64th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 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 7.5(1)(2), 7.5-2, and 7.8-2(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 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 proposed use is to be located in an R2 Single Family Residence District; that the proof presented indicates that on November 30, 1984, building permits were issued by the City of Chicago for construction of two one-story 24 feet by 47 feet single family dwellings with 3 foot side yards on 30 feet by 125 feet non lots of record at 6125 and 6129 W. 64th Street; that the appellant laid foundations for 24 feet by 53 feet buildings, the building at 6129 being under roof and almost complete; that on March 1, 1985, the Department of Inspectional Services revoked said permits due to the 6 foot increase in lengths; that upon re-application for permits to cure said defect, the Office of the Zoning Administrator reversed its original approval and denied said permits on grounds the 30 feet by 125 feet lots were not lots of record; that with exception of the 60 foot lot adjoining the subject site to the west, the remainder of the block has been divided into 30 feet by 125 feet non lots of record that were improved upon in the

MINUTES OF MEETING  
May 17, 1985  
Cal. No. 172-85-A

early 1960's; that although the subject site foundations were erected 6 feet greater in length than that approved on the original permit, the increased length meets all applicable zoning regulations and, from a zoning standpoint, is not at issue in this case; that the crux of the instant appeal is that the single family dwellings were permitted by the City to be erected on non lots of record and that the building at 6129 W. 64th Street was under roof and almost completed and the building foundation established at 6125 W. 64th Street, before said permits were revoked; that 80 percent of the subject site block is improved on similar 30 feet by 125 feet non lots of record and that the City of Chicago should be, and it hereby is, estopped from preventing completion of said subject site buildings; 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 completion of construction of a one and two-story single family dwelling on a 30 feet by 125 feet non lot of record at 6125 W. 64th Street whose side yards are each 3 feet instead of combined side yards of 12 feet, and a one-story single family dwelling on a 30 feet by 125 feet non lot of record at 6129 W. 64th Street whose side yards are each 3 feet instead of 4 feet.

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

APPLICANT: Mario Falco  
 APPEARANCES FOR: Mario Falco  
 APPEARANCES AGAINST:

CAL. NO. 173-85-A  
 MAP NO. 1-G  
 MINUTES OF MEETING  
 May 17, 1985

PREMISES AFFECTED— 1372 W. Grand 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, Mario Falco, owner, on March 28, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a wholesale fish business in a one-story brick store building, in an R4 General Residence, on premises at 1372 W. Grand Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 26, 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 May 17, 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 appellant operated a commercial wholesale fish business in the non-conforming building on the subject site, which use was discontinued in 1977; that on February 29, 1980 the area was rezoned from manufacturing to residential, which thereby rendered the building and use non-conforming; that the appellant has continuously maintained the premises since the year 1977 as a warehouse, a commercial use, the fixtures having remained intact on the premises; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the re-establishment of a wholesale fish business in a one-story brick store building, on premises at 1372 W. Grand Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 4 P.M., Mondays through Fridays; and that all applicable ordinance 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: Patrick Maloney

CAL. NO. 174-85-A

APPEARANCES FOR:

MAP NO. 15-L

APPEARANCES AGAINST:

MINUTES OF MEETING

May 17, 1985

PREMISES AFFECTED-- 5725 N. Lansing Avenue

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

ACTION OF BOARD--

Case continued to  
July 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: Joseph Rolla  
 APPEARANCES FOR: Thomas M. Morrison  
 APPEARANCES AGAINST:

CAL. NO. 175-85-A  
 MAP NO. 20-H  
 MINUTES OF MEETING  
 May 17, 1985

PREMISES AFFECTED— 8540 S. Ashland Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Joseph Rolla, for Beverly Bank, owner, on March 13, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit storage of buses for the handicapped and motor vehicle repair in a one and two-story brick garage building, in a B2-1 Restricted Retail District, on premises at 8540 S. Ashland 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, Sections 8.3-2 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 May 17, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B2-1 Restricted Retail District in an existing non-conforming one and two-story brick garage building; that the proof presented indicates that the existing building has been occupied by motor vehicle repair and related automotive uses for many years; that on July 28, 1971 the area was rezoned by the City Council from B4-2 to B2-1, which thereby rendered the garage building and use non-conforming; that the appellant proposes to operate a livery service of buses for the handicapped, with storage and accessory repair of said buses on the premises; that the change of use to a livery service for the handicapped including the storage and accessory repair of said buses is a proper substitution of non-conforming use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the storage of buses for the handicapped and accessory motor vehicle repair in a one and two-story brick garage building, on premises at 8540 S. Ashland Avenue, upon condition that the motor vehicle repair work shall be limited to the buses for the handicapped only; that storage and repair of the buses shall be done entirely within the building; that the hours of operation

MINUTES OF MEETING

May 17, 1985

Cal. No. 175-85-A

shall be limited to the hours between 3 A.M. and 5 P.M., Mondays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Richard G. Trapp

CAL. NO. 176-85-A

APPEARANCES FOR:

MAP NO. 16-E

APPEARANCES AGAINST:

MINUTES OF MEETING

May 17, 1985

PREMISES AFFECTED— 6858 S. Evans Avenue and 716 E. 69th Street

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

ACTION OF BOARD—

Case continued to  
June 14, 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: Osiephine Moore

CAL. NO. 177-85-A

APPEARANCES FOR:

MAP NO. 10-E

APPEARANCES AGAINST:

MINUTES OF MEETING

May 17, 1985

PREMISES AFFECTED— 4246 S. Dr. Martin Luther King, Jr. Drive

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

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: Jacqueline M. Brandt  
 APPEARANCES FOR: Jacqueline M. Brandt  
 APPEARANCES AGAINST:

CAL. NO. 178-85-A  
 MAP NO. 10-H  
 MINUTES OF MEETING  
 May 17, 1985

PREMISES AFFECTED— 2005 W. 43rd 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, Jacqueline M. Brandt, for Dry Storage Corp., owner, on April 3, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a dog kennel license for security dogs that are housed on-site when not patrolling the property, in an M3-5 Heavy Manufacturing District, on premises at 2005 W. 43rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 29, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 May 17, 1985; and

WHEREAS, the district maps show that the premises are located in an M3-4 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 M3-5 Heavy Manufacturing District; that the proof presented indicates that the business located at the subject site requires security dogs because of the value of the commodities stored on the premises; that said dogs are on the premises solely for security purposes; that the on-site housing facility is for maintaining the security dogs when they are not patrolling the subject site property; that maintenance of security dogs on the premises is accessory to the principal use of the premises as a storage facility; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a dog kennel license for security dogs that are housed on-site when not patrolling the property, on premises at 2005 W. 43rd 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: Reynold's Institute Church-Baptist

CAL. NO. 342-84-S

APPEARANCES FOR:

MAP NO. 20-F

APPEARANCES AGAINST:

MINUTES OF MEETING  
May 17, 1985

PREMISES AFFECTED— 8031-33 S. Halsted Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
June 14, 1985.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPLICANT: Reynold's Institutional Baptist Church

CAL. NO. 179-85-S

APPEARANCES FOR:

MAP NO. 20-F

APPEARANCES AGAINST:

MINUTES OF MEETING

May 17, 1985

PREMISES AFFECTED— 8035 S. Halsted Street

SUBJECT— Application for the approval of a special use.

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		

APPLICANT: New Testament Baptist Church

CAL. NO. 115-85-S

APPEARANCES FOR:

MAP NO. 28-E

APPEARANCES AGAINST:

MINUTES OF MEETING

May 17, 1985

PREMISES AFFECTED— 1-3 E. 111th Place

SUBJECT— Application for the approval of a special use.

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: Charles W. Ager

CAL. NO. 126-85-A

APPEARANCES FOR:

MAP NO. 3-F

APPEARANCES AGAINST:

MINUTES OF MEETING

May 17, 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  
July 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: Roberto Arocho  
 APPEARANCES FOR: R.L. Sotorrio  
 APPEARANCES AGAINST:

CAL. NO. 301-84-A  
 MAP NO. 11-H  
 MINUTES OF MEETING  
 May 17, 1985

PREMISES AFFECTED-- 1610 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
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Roberto Arocho, for Peter Gataric, owner, on July 13, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a motor vehicle repair license for the establishment of a tire sale and repair shop in a basement store in a three-story brick store and apartment building, in a B2-1 Restricted Retail District, on premises at 1610 W. Montrose Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 6, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 May 17, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B2-1 Restricted Retail District; that the proof presented indicates that the basement store in the building on the subject site has been previously occupied by business uses since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the establishment of a new and used retail tire business with accessory tire repair is proper 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 approve a motor vehicle repair license for the establishment of a tire sale and repair shop in a basement store in a three-story brick store and apartment building, on premises at 1610 W. Montrose Avenue, upon condition that the use of the motor vehicle repair license shall be limited to the sale and accessory repair of tires only and not for general automotive repair; that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Mondays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Robert Tomich

CAL. NO. 95-85-S

APPEARANCES FOR:

MAP NO. 17-O

APPEARANCES AGAINST:

MINUTES OF MEETING  
May 17, 1985

PREMISES AFFECTED— 6754 N. Harlem Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
July 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

May 17, 1985

PREMISES AFFECTED— 6754 N. Harlem Avenue

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

ACTION OF BOARD—

Case continued to  
July 19, 1985.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

MINUTES OF MEETING

May 17, 1985

Cal. No. 287-84-Z

Mr. George Marinakis, on behalf of John Triantafillou, owner, presented a request for an extension of time in which to obtain all necessary permits to erect a two-story three-unit townhouse on a lot whose area is 6,806 instead of 7,500 square feet, on premises at 2647 N. Lunt Avenue, for which a lot area variation was granted by the Board to Ronald Kozil, then owner, and for which time to obtain permits was extended to September 21, 1985 by the Board on March 15, 1985, upon condition that the existing one-story frame structure be razed by May 1, 1985.

Mr. Marinakis states that John Triantafillou purchased the subject property from Ronald Kozil on April 15, 1985 and now wishes to proceed to obtain a wrecking permit and to submit plans to construct said approved building.

Chairman Guthman moved the request be granted and that the time to obtain said wrecking permit be extended, upon condition that the subsequent building permit to erect a two-story three-unit townhouse on the subject premises be obtained by September 21, 1985. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

May 17, 1985

Cal. No. 83-85-S

Ms. Rena Appel, for Windermere Associates, presented a request to amend the resolution adopted by the Zoning Board of Appeals on March 15, 1985 in which a special use was approved permitting the establishment, under certain conditions, of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 5534-40 S. Cornell Avenue, for the use of a residential-commercial building located at 1642 E. 56th Street, in Cal. No. 83-85-S.

The request is to delete the conditions that steel beam guard rails approximately 2 feet in height be erected within the fenced area along the south, west and north sides and that concrete wheel stops be provided at the center parking stalls.

Ms. Appel states that the parking plan presented provides for a five-foot high open wire fence around the lot, an existing concrete curb along the north side, and wheel stops along the west side, which plan and improvements are in agreement with the City Department of Planning. She further states that concrete wheel stops located in the center of the lot would cause undue maintenance problems during snow removal.

Member Cullen moved that the requests be granted. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

May 17, 1985

Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on June 14, 1985.

*Marvin Rest*  
Secretary