

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, January 18, 1985

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

The following were present and constituted a quorum:

Jack Guthman
Chairman
Michael J. Howlett
Thomas P. Keane

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Mr. Keane moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on January 18, 1985 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

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

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

APPLICANT: Home Run Inn, Inc.
 APPEARANCES FOR: Frank D. Stemberk
 APPEARANCES AGAINST:

CAL. NO. 1-85-S
 MAP NO. 6-K
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED-- 4236-44 W. 31st Street
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Home Run Inn, Inc., owner, filed on December 3, 1984, an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a C1-2 Restricted Commercial District, on premises at 4236-44 W. 31st Street, for the use of a restaurant located at 4254 W. 31st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 5, 1984 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985 after due notice thereof by publication in the Chicago Tribune on December 26, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is located in a C1-2 Restricted Commercial District; that the proof presented indicates that the said parking lot at this location is necessary for the public convenience to accommodate the patrons of the applicant restaurant located at 4154 W. 31st Street; that the public health, safety and welfare will be adequately protected in the operation of the said parking lot which is improved and which will be operated under the conditions hereinafter set forth; that the said parking lot will alleviate customer parking in the abutting residential area and is compatible with the existing uses on W. 31st Street and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 4236-44 W. 31st Street, for the use of a restaurant located at 4254 W. 31st Street, upon condition that the lot shall be used solely for the parking of private passenger automobiles of the customers and employees of the applicant restaurant and that no commercial vehicles shall be parked upon the said lot at any time; that the lot shall be surfaced with asphaltic concrete or

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4154 W. 31st Street and that no commercial vehicles shall be parked upon said lot at any time; that the surface 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 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 ingress and egress shall be from W. 31st Street; that the alley abutting the subject site shall not be used for ingress nor for egress; that steel beam guard rails shall be erected around the entire periphery of the lot; that said guard rail shall be set-back 5 feet from the west lot line; that each parking space shall be delineated with striping; that lighting shall be provided which shall be directed away from the residential properties to the west and north; that the driveway on W. 31st Street 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 proposed parking lot shall be limited to the hours between 7 A.M. and 1 A.M.; that the lot shall be securely locked at all other times when the restaurant is not in operation; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order. 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: Monarch Air Service
 APPEARANCES FOR: Gerhardt Gliedge
 APPEARANCES AGAINST:

CAL. NO. 3-85-S
 MAP NO. 16-L
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 5035-59 W. 63rd Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Monarch Air Service, for Ray Buick, Inc., owner, on November 16, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a B2-1 Restricted Retail District, on premises at 5035-59 W. 63rd Street, for the use of a business located immediately north of and across the street in Midway Airport; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 8.3-2 and 8.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985 after due notice thereof by publication in the Chicago Tribune on December 26, 1984; 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 proposed parking lot at this location is necessary for the public convenience to provide off-street parking for the employees of the applicant company and the other airport-related business tenants occupying the building located immediately north of and across W. 63rd Street in Midway Airport; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; that the proposed parking lot is located on a parcel of land previously occupied by a used car sales lot and is compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 5035-59 W. 63rd Street, for the use of employees of the applicant company and other airport-related

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business tenants occupying a building located immediately north of and across the street in Midway Airport, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the surface 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 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 6 foot high chain link fence; that steel beam guard rails approximately 2 feet in height shall be erected within the fenced area around the entire periphery of the lot; that each parking space shall be delineated with striping; that lighting shall be provided which shall be directed away from residential properties located across the public alley to the south; that ingress and egress shall be from W. 63rd Street only; that there shall be no ingress nor egress from S. Lawler Avenue, S. Leclaire Avenue or the public alley abutting the lot; that the driveway or driveways on W. 63rd Street shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order. 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: Standard Federal Savings & Loan Association of Chicago
 APPEARANCES FOR: Edward S. Lipsky
 APPEARANCES AGAINST:

CAL. NO. 4-85-S
 MAP NO. 10-I
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 4192 S. Archer 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, Standard Federal Savings & Loan Association of Chicago, owner, on November 18, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a drive-through teller banking addition to the north side of a two and three-story savings and loan building, in a B4-3 Restricted Service District, on premises at 4192 S. Archer Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 25, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.4-3(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985 after due notice thereof by publication in the Chicago Tribune on December 26, 1984; and

WHEREAS, the district maps show that the premises are located in a B4-3 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-3 Restricted Service District; that on July 1, 1984 a new ordinance became effective which requires a special use under the zoning ordinance for establishments of the "drive-in" or "drive-through" type in B4 districts; that on October 31, 1984, the City Council rezoned the subject site from B3-3 and R3 to B4-3 expressly for the proposed drive-through teller banking addition; that the proof presented indicates that the proposed use will be located on the north side of an existing savings and loan building; that customers will enter the facility on South Richmond Street and exit the facility onto South Sacramento Avenue; that the proposed facility is necessary for the public convenience at this location to provide more convenient banking facilities for the local residential and business communities; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed facility to be operated under the conditions hereinafter set forth; that the proposed use is compatible with the existing residential and business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; 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 approve the erection of a drive-through teller banking addition to the north side of a two and three-story savings and loan building, on premises at 4192 S. Archer Avenue, upon condition that ingress to the drive-through facilities shall be from South Richmond Street and egress shall be onto South Sacramento Avenue; that a lighted "Enter Only" sign shall be erected at the drive-through entrance on South Richmond Street and a lighted "Stop-Do Not Enter" sign facing South Sacramento Avenue shall be erected at the exit on South Sacramento Avenue; that the hours of operation of the proposed drive-through facilities shall be limited to the hours between 8 A.M. and 8:30 P.M.; that the drive-through facilities shall be securely locked at all other times; 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: The Parkside Partnership
 APPEARANCES FOR: James G. Godlewski
 APPEARANCES AGAINST:

CAL. NO. 5-85-S
 MAP NO. 16-C
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 6722-24 S. East End Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, The Parkside Partnership, for LaSalle National Bank, Tr. #101783, owner, on November 27, 1984, filed an application for a special use under the zoning ordinance for the approval of the erection of a one-story 29 feet by 48 feet addition to the rear of a one-story existing community center building, in an R5 General Residence District, on premises at 6722-24 S. East End Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 9, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.3-5 and 7.4-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985 after due notice thereof by publication in the Chicago Tribune on December 26, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R5 General Residence District; that on June 20, 1980 the Board approved a special use application by the applicant for the erection of a community center at the subject site; that the record of the prior case, Cal. No. 137-80-S, is hereby made part of the record of this case; that the proof presented indicates that the proposed addition to the rear of the existing community center building at this location is necessary for the public convenience to provide additional space for the expanded social, educational and cultural activities provided by the applicant community center; that the public health, safety and welfare will be adequately protected in the operation of the said community center; that the proposed addition to the community center is compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the erection of a one-story 29 feet by 48 feet addition to the rear of a one-story existing community center building, on premises at

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6722-24 S. East End Avenue, upon condition that the parking area at the rear of the subject site complies with Section 33-19.1 of the Municipal Code passed by the City Council on November 14, 1984 and all other applicable ordinances of the City of Chicago before a permit is issued.

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

APPLICANT: John Scarborough
 APPEARANCES FOR: John Scarborough
 APPEARANCES AGAINST:

CAL. NO. 6-85-Z
 MAP NO. 4-J
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 1322-24 S. Spaulding Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, John Scarborough, owner, on November 13, 1984, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a two-story addition to the rear of a two-story brick single family residence with no north side yard instead of 5 feet and with no rear yard instead of 30 feet, on premises at 1322-24 S. Spaulding Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 15, 1984 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985 after due notice thereof by publication in the Chicago Tribune on December 26, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the two-story building on the subject site has an existing 21 feet by 25 feet addition located at the rear of the building, connecting the garage, and partially situated in the required rear yard which was constructed prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the applicant owns the abutting lot at 1324 S. Spaulding Avenue and proposes to construct a 6 feet by 43 ft. 6 inches addition to the south wall of the pre-existing addition and garage; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the requested variations are necessary to legalize the pre-existing addition and to construct the proposed addition which will contain storage space and housing for a pet dog; that the plight of the owner is due to unique circumstances in that the applicant has serious drainage difficulties on his property due to a lack of top soil and which causes water runoff into his basement; that the proposed addition will help alleviate said water runoff; that the variations, if granted, will not alter the essential character of the locality in that the proposed addition is located

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on a small portion of the 1324 lot and follows the south building line of the pre-existing addition and garage and leaves substantial open space between the applicant's property and the abutting residential property to the south; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit an existing two-story addition to the rear of a two-story brick single family residence with no north side yard instead of 5 feet and partially located in the required rear yard and the erection of a two-story 43.5 feet by 6 feet addition to the south thereof with no rear yard instead of 30 feet, on premises at 1322-24 W. Spaulding 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: Wayne F. Mikosz
APPEARANCES FOR: Kenneth S. Freedman
APPEARANCES AGAINST: Lee R. Keenan

CAL. NO. 7-85-Z
MAP NO. 7-G
MINUTES OF MEETING
January 18, 1985

PREMISES AFFECTED— 3026 N. Kenmore Avenue
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Case continued to
February 15, 1985
for rebuttal.

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: Mary Jane Arnam
 APPEARANCES FOR: Mary Jane Arnam, Richard Kollath
 APPEARANCES AGAINST:

CAL. NO. 8-85-Z
 MAP NO. 13-J
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 3849-A West Foster Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Mary Jane Arnam, owner, on December 3, 1984, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a one and two-story addition to the north side of an attached two-story brick single family residence whose east rear yard will be 8 feet 2 inches instead of 30 feet, on premises at 3849-A West Foster Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 8, 1984 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985 after due notice thereof by publication in the Chicago Tribune on December 26, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the requested variation is for the purpose of erecting an energy solarium and heat loft and additional living space at the north side of the existing single family residence; that the plight of the owner is due to unique circumstances in that the 47 feet by 66 feet subject lot has an 8 foot recorded utility easement along its east and west lot lines and with the size and placement of the existing residence there remains a minimal amount of buildable area; and that the variation, if granted, will not alter the essential character of the locality in that the subject site is flanked on the east by a three-story multiple apartment building and on the west by a similar two-story four-unit rowhouse, nor will the proposed addition impair an adequate supply of light and air to adjoining properties in that along with the 8 foot easements adequate open space will remain; it is therefore

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

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zoning ordinance and that a variation be and it hereby is granted to permit the erection of a one and two-story addition to the north side of an attached two-story brick single family residence whose east rear yard will be 8 feet 2 inches instead of 30 feet, on premises at 3849-A W. Foster Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Chicago City Day School
 APPEARANCES FOR: Jerome H. Torshen, Robert Slobig
 APPEARANCES AGAINST: Richard Wendy, et al.

CAL. NO. 9-85-Z
 MAP NO. 9-F
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 533-41 W. Hawthorne Place
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Chicago City Day School, owner, on November 21, 1984, filed an application for a variation of the zoning ordinance to permit, in an R1 Single Family Residence District, the erection of a three-story approximately 100 feet by 110 feet addition containing educational facilities, cafeteria, gymnasium, pool and auditorium to the southwest side of a three-story private elementary school building, with no west side yard instead of 20 feet, with no rear yard instead of 30 feet and which will exceed the permitted floor area ratio, on premises at 533-41 W. Hawthorne Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 20, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.6-1 and 11.7-4(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985 after due notice thereof by publication in the Chicago Tribune on December 26, 1984; and

WHEREAS, the district maps show that the premises are located in an R1 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 this premises, finds that in this case the proposed use is to be located in an R1 Single Family Residence District; that the applicant is a private co-educational day school with a current enrollment of 200 students in Kindergarten through Grade Eight; that the applicant occupies the former Harris School building and proposes to erect a three-story addition to the existing building containing educational facilities including a cafeteria, gymnasium, pool and auditorium; 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 due to the configuration of the existing school building it would be economically and functionally unfeasible to erect the proposed addition without the requested side yard, rear yard and floor area ratio variations; that the plight of the owner is due to the applicant's need to provide as many of the proposed facilities as possible in the addition next to the existing building without eliminating light and air for the classrooms on the west side of said building; and that the variations, if granted, will not alter the essential character of the locality in

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in that the proposed use will be compatible with the existing improvements in the area and will not impair an adequate supply of light and air to adjoining property; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a three-story approximately 100 feet by 110 feet addition containing educational facilities, cafeteria, gymnasium, pool and auditorium to the southwest side of a three-story private elementary school building, with no west side yard instead of 20 feet, with no rear yard instead of 30 feet and which will exceed the permitted floor area ratio, on premises at 533-41 W. Hawthorne Place, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Faith Deliverance Temple Church

CAL. NO. 10-85-S

APPEARANCES FOR: None

MAP NO. 3-K

APPEARANCES AGAINST:

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PREMISES AFFECTED— 4112-38 W. Division Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case dismissed for want of prosecution.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

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

APPLICANT: William R. Talbert

CAL. NO. 11-85-S

APPEARANCES FOR:

MAP NO. 12-N

APPEARANCES AGAINST:

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January 18, 1985

PREMISES AFFECTED— 7050-54 W. Archer Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
February 15, 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: Daniel Orozco
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 12-85-A
MAP NO. 6-J
MINUTES OF MEETING
January 18, 1985

PREMISES AFFECTED— 2800 S. Drake Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

Case dismissed for want
of prosecution.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

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

APPLICANT: Arthur L. Ballard
 APPEARANCES FOR: Arthur L. Ballard
 APPEARANCES AGAINST:

CAL. NO. 13-85-A
 MAP NO. 12-E
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 4847-49 S. Indiana Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Arthur L. Ballard for Johnnie Carr, owner, on December 6, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve food purveyor and milk licenses for an existing tavern and liquor store in a one-story brick multi-store building, in an R5 General Residence District, on premises at 4847-49 S. Indiana Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 26, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 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 non-conforming store in the building on the subject site occupied by a licensed tavern and liquor store; that the purveying of limited grocery items and milk to customers of the existing tavern and liquor store is an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve food purveyor and milk licenses for an existing tavern and liquor store in a one-story brick multi-store building, on premises at 4847-49 S. Indiana Avenue, upon condition that there shall be no table service of food on the premises; that there shall be no preparation of food 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 the licenses are issued.

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

APPLICANT: Claude Harris
 APPEARANCES FOR: Claude Harris
 APPEARANCES AGAINST:

CAL. NO. 14-85-A
 MAP NO. 20-H
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 1755 W. 79th Street

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Claude Harris, for Beverly Bank, Tr. #8-3384, owner, on November 29, 1984, 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 one-story brick store building, in a B2-1 Restricted Retail District, on premises at 1755 W. 79th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 12, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 8.3-2 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 January 18, 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 on July 28, 1971 the district was rezoned from B4-2 to B2-1; that a second-hand store requires a minimum of B4 zoning; that the building on the subject site has been vacant and unoccupied in excess of one year; that under Section 6.4-5 of the zoning ordinance the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Octavia Joyce Coleman d/b/a Second Season
 APPEARANCES FOR: Octavia J. Coleman
 APPEARANCES AGAINST:

CAL. NO. 15-85-A
 MAP NO. 20-H
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 1608 W. 81st 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, Octavia Joyce Coleman d/b/a Second Season, for Viola Gaggini, owner, on December 6, 1984, 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 store on the first floor of a three-story brick store and apartment building, in a B2-1 Restricted Retail District, on premises at 1608 W. 81st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 28, 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 January 18, 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 store in the building on the subject site has been continuously occupied by second-hand businesses, a B4 use, since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the site was down-zoned from B4 to B2 on July 28, 1971; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a second-hand store in a store on the first floor of a three-story brick store and apartment building, on premises at 1608 W. 81st Street, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 7 P.M., Mondays through Fridays; that no merchandise shall be sold or displayed on the public sidewalk; 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: L & L Appliance Mart, Inc.
 APPEARANCES FOR: Maurice Zimmerman
 APPEARANCES AGAINST:

CAL. NO. 16-85-A
 MAP NO. 13-J
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 3238-42 W. Lawrence Avenue

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, L & L Appliance Mart, Inc., for Farwell Management, owner, on November 30, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a second-hand store in a five-story brick warehouse building, in a B3-2 General Retail District, on premises at 3238-42 W. Lawrence Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 19, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the case and being fully advised in the premises, finds that in this case the proposed use is to be located in a B3-2 General Retail District in an existing non-conforming warehouse building; that on October 26, 1965, in Cal. No. 550-65-A, the Board sustained an appeal permitting the issuance of a certificate of occupancy for a furniture warehouse, a C1 use, and which use has been continuous to the present time; that the change of use to a second-hand home appliance business including warehousing of second-hand home appliances, is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit a second-hand store for the re-sale of home appliances in a five-story brick warehouse building, on premises at 3238-42 W. Lawrence Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Mondays through Saturdays and 11 A.M. and 4 P.M., Sundays; 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: Oliver Ridgell
 APPEARANCES FOR: Oliver Ridgell
 APPEARANCES AGAINST:

CAL. NO. 17-85-A
 MAP NO. 10-D
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— East of and across the alley from 4327 S. Drexel Boulevard
 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, Oliver Ridgell, for Oliver and Mary Ridgell, owners, on November 26, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a license for an existing motor vehicle repair shop including body repair and painting in a one-story brick garage building, in an R4 General Residence District, on premises east of and across the alley from 4327 S. Drexel Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 26, 1984 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 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 existing non-conforming one-story brick garage building on the subject site is located on a parcel of land which is completely surrounded by and accessible only via alleyways that the existing garage building has been occupied as an automobile repair shop, including minor body repair and painting, since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a license for an existing motor vehicle repair shop including minor body repair and painting in a one-story brick garage building, on premises east of and across the alley from 4327 S. Drexel Boulevard, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Mondays through Saturdays; that all storage of automobiles awaiting repairs or that have been repaired shall be stored on the subject site; that there shall be no parking or storage of automobiles in the public alleys; 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: James Singletary
 APPEARANCES FOR: James Singletary
 APPEARANCES AGAINST:

CAL. NO. 18-85-A
 MAP NO. 18-D
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 956 E. 76th 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, James Singletary for Thomas W. Moore & Co., owner, on November 30, 1984, 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 brick garage on the rear of a lot improved with a two-story frame apartment building, in an R3 General Residence District, on premises at 956 E. 76th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 16, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 January 18, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that the existing non-conforming garage building on the rear of the lot has been occupied as an automobile repair shop since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an automobile repair shop in a one-story brick garage on the rear of a lot improved with a two-story frame apartment building, on premises at 956 E. 76th Street, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 5 P.M. Mondays through Saturdays; that there shall be no body and fender, spray painting or engine rebuilding work done 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: Michael Supera
 APPEARANCES FOR: Marvin L. Herman, Michael Supera
 APPEARANCES AGAINST: William G. Schur

CAL. NO. 19-85-A
 MAP NO. 7-F
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 677 and 687 1/2 W. Wrightwood 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, Michael Supera, owner, on November 20, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an art studio (at 677) and a dry cleaners (at 687 1/2) in existing basement stores in a three-story brick apartment building, in an R5 General Residence District, on premises at 677 and 687 1/2 W. Wrightwood Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 24, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.3-5 and II.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 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 uses are to be located in an R5 General Residence District; that the proof presented indicates that the existing non-conforming basement stores in the building on the subject site with addresses of 677 and 687-1/2 W. Wrightwood Avenue have been occupied by business uses since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that under Sections 6.4-6 and 6.4-7 of the zoning ordinance the appellant has a right to establish the proposed uses; 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 art studio (at 677) and a dry cleaners (at 687-1/2) in existing basement stores in a three-story brick apartment building, on premises at 677 and 687-1/2 W. Wrightwood Avenue, upon condition that the dry cleaners operation at 687-1/2 shall be limited to drop-off only and that the hours of operation of the said stores shall be limited to the hours between 8 A.M. and 6:30 P.M., Mondays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before permits are issued.

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

APPLICANT: Steven B. Johnson
 APPEARANCES FOR: John Fennig
 APPEARANCES AGAINST:

CAL. NO. 20-85-A
 MAP NO. 7-J
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 2701-03 N. St. Louis Avenue and 3452-54 W. Schubert Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Steven B. Johnson, for Northwest National Bank of Chicago, Tr. #10-053-860-2 owner, on December 11, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the enclosure of two three-story porches on the north side of a three-story brick nine-apartment building, in an R3 General Residence District, on premises at 2701-03 N. St. Louis Avenue and 3452-54 W. Schubert Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.9-3, 7.8-3, 7.6-3 and 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that the appellant seeks to enclose two three-story porches on the north side of a three-story brick nine-apartment building; that the non-conforming three-story building presently exceeds the .7 allowable floor area ratio for the R3 District; that Article 3 of the zoning ordinance provides that enclosed porches shall be included when determining floor area ratio; that while the proposed porch enclosures will not add habitable floor area, there is no provision in the zoning code to exempt such enclosures; that under Article 6 - Section 6.4-2, the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Henry Runge
 APPEARANCES FOR: Henry Runge
 APPEARANCES AGAINST:

CAL. NO. 21-85-A
 MAP NO. 6-H
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 2214-22 S. Damen Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Henry Runge, owner, on November 14, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the use of two one-story brick garage buildings as automobile repair including body work and painting on a lot additionally used for the sale of used cars, in an R3 General Residence District, on premises at 2214-22 S. Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 24, 1984 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-3."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that the two garage buildings on the subject site have existed for over 60 years and were originally used as horse stables; that the subject site has been zoned residential since 1942; that the premises have been used for auto sales and repair by the appellant since 1972; that only sketchy evidence was presented indicating that the proposed use existed prior to that time; that the Board finds that in order to legalize the non-conforming use of the premises as automobile sales and repair, sufficient evidence would have to be produced indicating that the proposed use existed, and has been continuously operated, prior to the year 1942; it is therefore

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

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

APPLICANT: West Side Unit Parts Co., an Illinois Corporation
 APPEARANCES FOR: Gary A. Weintraub
 APPEARANCES AGAINST:

CAL. NO. 22-85-A
 MAP NO. 1-J
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 3816 W. Madison 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, West Side Unit Parts Co., an Illinois Corporation, owner, on November 20, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a machine shop license for an existing auto parts store in a one-story brick building, in a B5-3 General Service District, on premises at 3816 W. Madison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 15, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985; and

WHEREAS, the district maps show that the premises are located in a B5-3 General Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B5-3 General Service District in an existing retail auto parts store; that the appellant is seeking a machine shop license for cutting brake drums and rotors and pressing axle bearings; that the proposed use is accessory to the existing retail auto parts store; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a machine shop license for an existing auto parts store in a one-story brick building, on premises at 3816 W. Madison Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued; and further provided that upon issuance of said license appellant shall have the right to use the machine shop area only as an accessory use to the retail auto parts store.

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

APPLICANT: Universal Outdoor, Inc.
 APPEARANCES FOR: Robert Kenny
 APPEARANCES AGAINST:

CAL. NO. 23-85-A
 MAP NO. 13-M
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— Rear of 5568 N. Northwest Highway (on railroad property)
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc., for Chicago and North Western Transportation Company, owner, on December 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an M1-2 Restricted Manufacturing District, the erection of an illuminated advertising sign which will be situated within 500 feet of the Kennedy Expressway and visible therefrom and which will also be located within 75 feet of a Residence District, on premises at the rear of 5568 N. Northwest Highway (on railroad property); and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 10.14(5) and 10.14(7)."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an M1-2 Restricted Manufacturing District; that Section 10.14(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that Section 10.14(7) additionally provides that no advertising sign shall be permitted within 75 feet of a Residence District; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Kennedy Expressway and visible therefrom and will also be located within 75 feet of a Residence District; that the appellant admits the proposed advertising sign will be within 500 feet of the Kennedy Expressway and will also be located within 75 feet of a Residence District and is seeking approval by the Board to erect said sign notwithstanding said prohibitions; that Section 11.18-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinances, therefore, the Board has no authority to permit the use requested, it is therefore

MINUTES OF MEETING

January 18, 1985

Cal. No. 23-85-A

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

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

APPLICANT: Universal Outdoor, Inc.
 APPEARANCES FOR: Robert Kenny
 APPEARANCES AGAINST:

CAL. NO. 24-85-A
 MAP NO. 11-L
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— Approximately 4550 N. Lamon Avenue (on railroad property)
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc., for Chicago and North Western Transportation Company, owner, on December 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an M1-1 Restricted Manufacturing District, the erection of an illuminated advertising sign which will be situated within 500 feet of the Kennedy Expressway and visible therefrom, on premises approximately 4550 N. Lamon Avenue (on railroad property); and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 10.14(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an M1-1 Restricted Manufacturing District; that Section 10.14(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Kennedy Expressway and visible therefrom; that the appellant admits the proposed advertising sign will be within 500 feet of the Kennedy Expressway and is seeking approval by the Board to erect said sign notwithstanding said prohibition; that Section 11.8-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinance, therefore, the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Universal Outdoor, Inc.

CAL. NO. 25-85-A

APPEARANCES FOR: Robert Kenny

MAP NO. 11-K

APPEARANCES AGAINST:

MINUTES OF MEETING
January 18, 1985

PREMISES AFFECTED— Approximately 4031 N. Tripp Avenue (on railroad property)

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc., for Chicago and North Western Transportation Company, owner, on December 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in a C1-1 Restricted Commercial District, the erection of an illuminated advertising sign which will be situated within 500 feet of the Kennedy Expressway and visible therefrom and which will also be located within 75 feet of a Residence District, on premises approximately 4031 N. Tripp Avenue (on railroad property); and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 9.9(5) and 9.9(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 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 Section 9.9(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that Section 9.9(7) additionally provides that no advertising sign shall be permitted within 75 feet of a Residence District; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Kennedy Expressway and visible therefrom and will also be located within 75 feet of a Residence District; that the appellant admits the proposed advertising sign will be within 500 feet of the Kennedy Expressway and will also be located within 75 feet of a Residence District and is seeking approval by the Board to erect said sign notwithstanding said prohibitions; that Section 11.8-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinances, therefore, the Board has no authority to permit the use requested; it is therefore

MINUTES OF MEETING

January 18, 1985

Cal. No. 25-85-A

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

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

APPLICANT: Universal Outdoor, Inc.
 APPEARANCES FOR: Robert Kenny
 APPEARANCES AGAINST:

CAL. NO. 26-85-A
 MAP NO. 9-J
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— Approximately 3659 N. Hamlin Avenue (on railroad property)
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc., for Chicago and North Western Transportation Company, owner, on December 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an M1-1 Restricted Manufacturing District, the erection of an illuminated advertising sign which will be situated within 500 feet of the Kennedy Expressway and visible therefrom and which will also be located within 75 feet of a Residence District, on premises approximately 3659 N. Hamlin Avenue (on railroad property); and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 10.14(5) and 10.14(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an M1-1 Restricted Manufacturing District; that Section 10.14(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that Section 10.14(7) additionally provides that no advertising sign shall be permitted within 75 feet of a Residence District; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Kennedy Expressway and visible therefrom and will also be located within 75 feet of a Residence District; that the appellant admits the proposed advertising sign will be within 500 feet of the Kennedy Expressway and will also be located within 75 feet of a Residence District and is seeking approval by the Board to erect said sign notwithstanding said prohibitions; that Section 11.8-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinances, therefore, the Board has no authority to permit the use requested; it is therefore

MINUTES OF MEETING
January 18, 1985
Cal. No. 26-85-A

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

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

APPLICANT: Universal Outdoor, Inc.
 APPEARANCES FOR: Robert Kenny
 APPEARANCES AGAINST:

CAL. NO. 27-85-A
 MAP NO. 9-J
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— Approximately 3565 N. Avondale Avenue (on railroad property)
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc., for Chicago and North Western Transportation Company, owner, on December 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an M1-1 Restricted Manufacturing District, the erection of an illuminated advertising sign which will be situated within 500 feet of the Kennedy Expressway and visible therefrom and which will also be located within 75 feet of a Residence District, on premises approximately 3565 N. Avondale Avenue (on railroad property); and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 10.14(5) and 10.14(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an M1-1 Restricted Manufacturing District; that Section 10.14(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that Section 10.14(7) additionally provides that no advertising sign shall be permitted within 75 feet of a Residence District; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Kennedy Expressway and visible therefrom and will also be located within 75 feet of a Residence District; that the appellant admits the proposed advertising sign will be within 500 feet of the Kennedy Expressway and will also be located within 75 feet of a Residence District and is seeking approval by the Board to erect said sign notwithstanding said prohibitions; that Section 11.8-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinances, therefore the Board has no authority to permit the use requested; it is therefore

MINUTES OF MEETING

January 18, 1985

Cal. No. 27-85-A.

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

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

APPLICANT: Universal Outdoor, Inc.
 APPEARANCES FOR: Robert Kenny
 APPEARANCES AGAINST:

CAL. NO. 28-85-A
 MAP NO. 2-L
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 5000-48 W. Flournoy Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc., for Madden Improvement Corp., owner, on December 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an M1-2 Restricted Manufacturing District, the erection of an illuminated advertising sign which will be situated within 500 feet of the Eisenhower Expressway and visible therefrom, on premises at 5000-48 W. Flournoy Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 10.14(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an M1-2 Restricted Manufacturing District; that Section 10.14(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Eisenhower Expressway and visible therefrom; that the appellant admits the proposed advertising sign will be within 500 feet of the Eisenhower Expressway and is seeking approval by the Board to erect said sign notwithstanding said prohibition; that Section 11.8-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinance, therefore, the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Universal Outdoor, Inc.
 APPEARANCES FOR: Robert Kenny
 APPEARANCES AGAINST:

CAL. NO. 29-85-A
 MAP NO. 2-K
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 4719 W. Lexington Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc., for Samuel W. Chung, owner, on December 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an M1-2 Restricted Manufacturing District, the erection of an illuminated advertising sign which will be situated within 500 feet of the Eisenhower Expressway and visible therefrom, on premises at 4719 W. Lexington Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 10.14(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an M1-2 Restricted Manufacturing District; that Section 10.14(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Eisenhower Expressway and visible therefrom; that the appellant admits the proposed advertising sign will be within 500 feet of the Eisenhower Expressway and is seeking approval by the Board to erect said sign notwithstanding said prohibition; that Section 11.8-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinance, therefore, the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Universal Outdoor, Inc.
 APPEARANCES FOR: Robert Kenny
 APPEARANCES AGAINST:

CAL. NO. 30-85-A
 MAP NO. 6-G
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 2559 S. Archer Avenue

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc., for Austin Bank of Chicago, Tr. #3937, owner, on December 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an M1-2 Restricted Manufacturing District, the erection of an illuminated advertising sign which will be situated within 500 feet of the Stevenson Expressway and visible therefrom, on premises at 2559 S. Archer Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 10.14(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an M1-2 Restricted Manufacturing District; that Section 10.14(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Stevenson Expressway and visible therefrom; that the appellant admits the proposed advertising sign will be within 500 feet of the Stevenson Expressway and is seeking approval by the Board to erect said sign notwithstanding said prohibition; that Section 11.8-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinance, therefore, the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Universal Outdoor, Inc.
 APPEARANCES FOR: Robert Kenny
 APPEARANCES AGAINST:

CAL. NO. 31-85-A
 MAP NO. 6-F
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 2600 S. Wentworth Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc, for LaSalle National Bank, Tr. #10-038663-09, owner, on December 17, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in a C1-3 Restricted Commercial District, the erection of an illuminated advertising sign on the roof of a three-story brick building which will be situated within 500 feet of the Dan Ryan Expressway and visible therefrom and which will also be located within 75 feet of a Residence District, on premises at 2600 S. Wentworth Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 9.9(5) and 9.9(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985; and

WHEREAS, the district maps show that the premises are located in a C1-3 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a C1-3 Restricted Commercial District; that Section 9.9(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that Section 9.9(7) additionally provides that no advertising sign shall be permitted within 75 feet of a Residence District; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Dan Ryan Expressway and will also be located within 75 feet of a Residence District; that the appellant admits the proposed advertising sign will be within 500 feet of the Dan Ryan Expressway and will also be located within 75 feet of a Residence District and is seeking approval by the Board to erect said sign notwithstanding said prohibitions; that Section 11.8-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinances, therefore, the Board has no authority to permit the

MINUTES OF MEETING

January 18, 1985

Cal. No. 31-85-A

use requested; it is therefore

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

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

APPLICANT: Universal Outdoor, Inc.
 APPEARANCES FOR: Robert Kenny
 APPEARANCES AGAINST:

CAL. NO. 32-85-A
 MAP NO. 8-I
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— Approximately 2450 W. Bross Avenue (on railroad property)
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc., for Transportation Displays Inc. for Consolidated Rail Corporation, Chicago, owner, on December 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an M1-2 Restricted Manufacturing District, the erection of an illuminated advertising sign which will be situated within 500 feet of the Stevenson Expressway and visible therefrom, on premises approximately 2450 W. Bross Avenue (on railroad property); and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 10.14(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an M1-2 Restricted Manufacturing District; that Section 10.14(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Stevenson Expressway and visible therefrom; that the appellant admits the proposed advertising sign will be within 500 feet of the Stevenson Expressway and is seeking approval by the Board to erect said sign notwithstanding said prohibition; that Section 11.8-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinance, therefore, the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Universal Outdoor, Inc.
 HEARANCES FOR: Robert Kenny
 APPEARANCES AGAINST:

CAL. NO. 33-85-A
 MAP NO. 10-K
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— Approximately 4050 S. Kilbourne Avenue (on railroad property)
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc., for Transportation Displays Inc. for Illinois Central Gulf, Northern, owner, on December 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an M2-3 General Manufacturing District, the erection of an illuminated advertising sign which will be situated within 500 feet of the Stevenson Expressway and visible therefrom, on premises approximately 4050 S. Kilbourne Avenue (on railroad property); and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 10.14(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985; and

WHEREAS, the district maps show that the premises are located in an M2-3 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 M2-3 General Manufacturing District; that Section 10.14(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Stevenson Expressway and visible therefrom; that the appellant admits the proposed advertising sign will be within 500 feet of the Stevenson Expressway and is seeking approval by the Board to erect said sign notwithstanding said prohibition; that Section 11.8-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinance, therefore, the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Universal Outdoor, Inc.
 APPEARANCES FOR: Robert Kenny
 APPEARANCES AGAINST:

CAL. NO. 34-85-A
 MAP NO. 18-E
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 7445 S. State Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc., for American National Bank and Trust Co., Tr. #23154, owner, on December 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an M1-2 Restricted Manufacturing District, the erection of an illuminated advertising sign which will be situated within 500 feet of the Dan Ryan Expressway and visible therefrom, on premises at 7445 S. State Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 7, 1984 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 10.14(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an M1-2 Restricted Manufacturing District; that Section 10.14(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Dan Ryan Expressway and visible therefrom; that the appellant admits the proposed advertising sign will be within 500 feet of the Dan Ryan Expressway and is seeking approval by the Board to erect said sign notwithstanding said prohibition; that Section 11.8-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinance, therefore, the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Universal Outdoor, Inc.
 APPEARANCES FOR: Robert Kenny
 APPEARANCES AGAINST:

CAL. NO. 35-85-A
 MAP NO. 20-E
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 8245-47 S. State Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc., for J-B Greenbey, Inc., owner, on December 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in a C1-1 Restricted Commercial District, the erection of an illuminated advertising sign which will be situated within 500 feet of the Dan Ryan Expressway and visible therefrom, on premises at 8245-47 S. State Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 9.9(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 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 Section 9.9(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Dan Ryan Expressway and visible therefrom; that the appellant admits the proposed advertising sign will be within 500 feet of the Dan Ryan Expressway and is seeking approval by the Board to erect said sign notwithstanding said prohibition; that Section 11.8-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinance, therefore, the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Universal Outdoor, Inc.
 APPEARANCES FOR: Robert Kenny
 APPEARANCES AGAINST:

CAL. NO. 36-85-A
 MAP NO. 28-D
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 11363 S. Corliss Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc., for Pullman Bank and Trust Co., Tr. #71-80910, owner, on December 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an M3-3 Heavy Manufacturing District, the erection of an illuminated advertising sign which will be situated within 500 feet of the Calumet Expressway and visible therefrom, on premises at 11363 S. Corliss Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 10.14(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an M3-3 Heavy Manufacturing District; that Section 10.14(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Calumet Expressway and visible therefrom; that the appellant admits the proposed advertising sign will be within 500 feet of the Calumet Expressway and is seeking approval by the Board to erect said sign notwithstanding said prohibition; that Section 11.8-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinance, therefore, the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Universal Outdoor, Inc.

CAL. NO. 37-85-A

APPEARANCES FOR:

MAP NO. 28-D

APPEARANCES AGAINST:

MINUTES OF MEETING

January 18, 1985

PREMISES AFFECTED— 11231 S. Corliss Avenue

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc., for Heritage Pullman Bank and Trust Co., Tr. #71-80910, owner, on December 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in a C2-3 General Commercial District, the erection of an illuminated advertising sign which will be situated within 500 feet of the Calumet Expressway and visible therefrom, on premises at 11231 S. Corliss Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 9.9(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985; and

WHEREAS, the district maps show that the premises are located in a C2-3 General Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a C2-3 General Commercial District; that Section 9.9(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Calumet Expressway and visible therefrom; that the appellant admits the proposed advertising sign will be within 500 feet of the Calumet Expressway and is seeking approval by the Board to erect said sign notwithstanding said prohibition; that Section 11.8-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinance, therefore, the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Universal Outdoor, Inc.
 APPEARANCES FOR: Robert Kenny
 APPEARANCES AGAINST:

CAL. NO. 38-85-A
 MAP NO. 30-D
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 12002-40 S. Doty Avenue (west)
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc., for American National Bank & Trust Co., Tr. #42288, owner, on December 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an M3-3 Heavy Manufacturing District, the erection of an illuminated advertising sign which will be situated within 500 feet of the Calumet Expressway and visible therefrom, on premises at 12002-40 S. Doty Avenue (west); and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 10.14(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an M3-3 Heavy Manufacturing District; that Section 10.14(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Calumet Expressway and visible therefrom; that the appellant admits the proposed advertising sign will be within 500 feet of the Calumet Expressway and is seeking approval by the Board to erect said sign notwithstanding said prohibition; that Section 11.8-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinance, therefore, the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Universal Outdoor, Inc.
 APPEARANCES FOR: Robert Kenny
 APPEARANCES AGAINST:

CAL. NO. 39-85-A
 MAP NO. 9-J
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— Approximately 3605 N. Avondale Avenue (on railroad property)
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc., for Chicago and North Western Transportation Company, owner, on December 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in a B4-1 Restricted Service District, the erection of an illuminated advertising sign which will be situated within 500 feet of the Kennedy Expressway and visible therefrom and which will also be located within 75 feet of a Residence District, on premises approximately 3605 N. Avondale Avenue (on railroad property); and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 8.9(5) and 8.9(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 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 Section 8.9(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that Section 8.9(7) additionally provides that no advertising sign shall be permitted within 75 feet of a Residence District; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Kennedy Expressway and visible therefrom and will also be located within 75 feet of a Residence District; that the appellant admits the proposed advertising sign will be within 500 feet of the Kennedy Expressway and will also be located within 75 feet of a Residence District and is seeking approval by the Board to erect said sign notwithstanding said prohibitions; that Section 11.8-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinances, therefore, the Board has

MINUTES OF MEETING

January 18, 1985

Cal. No. 39-85-A

no authority to permit the use requested; it is therefore

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

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

APPLICANT: Universal Outdoor, Inc.
 APPEARANCES FOR: Robert Kenny
 APPEARANCES AGAINST:

CAL. NO. 40-85-A
 MAP NO. 13-L
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— Approximately 5030 N. Milwaukee Avenue (on railroad property)
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc., for Chicago and North Western Transportation Company, owner, on December 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an M1-1 Restricted Manufacturing District, the erection of an illuminated advertising sign which will be situated within 500 feet of the Kennedy Expressway and visible therefrom and which will also be located within 75 feet of a Residence District, on premises approximately 5030 N. Milwaukee Avenue (on railroad property); and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 10.14(5) and 10.14(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an M1-1 Restricted Manufacturing District; that Section 10.14(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that Section 10.14(7) additionally provides that no advertising sign shall be permitted within 75 feet of a Residence District; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Kennedy Expressway and visible therefrom and will also be located within 75 feet of a Residence District; that the appellant admits the proposed advertising sign will be within 500 feet of the Kennedy Expressway and will also be located within 75 feet of a Residence District and is seeking approval by the Board to erect said sign notwithstanding said prohibitions; that Section 11.8-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinances, therefore, the

MINUTES OF MEETING

January 18, 1985

Cal. No. 40-85-A

Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Universal Outdoor, Inc.
 APPEARANCES FOR: Robert Kenny
 APPEARANCES AGAINST:

CAL. NO. 41-85-A
 MAP NO. 2-K
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— Approximately 4559 W. Flournoy Street (on railroad property)
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc, for Belt Railway Company of Chicago, owner, on December 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an M1-2 Restricted Manufacturing District, the erection of an illuminated advertising sign which will be situated within 500 feet of the Eisenhower Expressway and visible therefrom, on premises approximately 4559 W. Flournoy Street (on railroad property); and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 10.14(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an M1-2 Restricted Manufacturing District; that Section 10.14(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Eisenhower Expressway and visible therefrom; that the appellant admits the proposed advertising sign will be within 500 feet of the Eisenhower Expressway and is seeking approval by the Board to erect said sign notwithstanding said prohibition; that Section 11.8-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinance, therefore, the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Universal Outdoor, Inc.
 HEARANCES FOR: Robert Kenny
 HEARANCES AGAINST:

CAL. NO. 42-85-A
 MAP NO. 11-K
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— Approximately 4157 N. Kostner Avenue (on railroad property)
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc., for Chicago and North Western Transportation Company, owner, on December 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an M1-1 Restricted Manufacturing District, the erection of an illuminated advertising sign which will be situated within 500 feet of the Kennedy Expressway and visible therefrom and which will also be located within 75 feet of a Residence District, on premises approximately 4157 N. Kostner Avenue (on railroad property); and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 10.14(5) and 10-14(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an M1-1 Restricted Manufacturing District; that Section 10.14(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that Section 10.14(7) additionally provides that no advertising sign shall be permitted within 75 feet of a Residence District; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Kennedy Expressway and visible therefrom and will also be located within 75 feet of a Residence District; that the appellant admits the proposed advertising sign will be within 500 feet of the Kennedy Expressway and will also be located within 75 feet of a Residence District and is seeking approval by the Board to erect said sign notwithstanding said prohibitions; that Section 11.8-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinances, therefore, the

MINUTES OF MEETING

January 18, 1985

Cal. No. 42-85-A

Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Universal Outdoor, Inc.
 APPEARANCES FOR: Robert Kenny
 APPEARANCES AGAINST:

CAL. NO. 43-85-A
 MAP NO. 9-J
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— Approximately 3831 N. Pulaski Road (on railroad property)
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc., for Chicago and North Western Transportation Company, owner, on December 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in a C1-1 Restricted Commercial District, the erection of an illuminated advertising sign which will be situated within 500 feet of the Kennedy Expressway and visible therefrom and which will also be located within 75 feet of a Residence District, on premises approximately 3831 N. Pulaski Road (on railroad property); and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 9.9(5) and 9.9(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 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 Section 9.9(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that Section 9.9(7) additionally provides that no advertising sign shall be permitted within 75 feet of a Residence District; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Kennedy Expressway and visible therefrom and will also be located within 75 feet of a Residence District; that the appellant admits the proposed advertising sign will be within 500 feet of the Kennedy Expressway and will also be located within 75 feet of a Residence District and is seeking approval by the Board to erect said sign notwithstanding said prohibitions; that Section 11.8-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinances, therefore, the Board has no authority to permit the use requested; it is therefore

MINUTES OF MEETING

January 18, 1985

Cal. No. 43-85-A

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

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

APPLICANT: Universal Outdoor, Inc.

CAL. NO. 44-85-A

APPEARANCES FOR: Robert Kenny

MAP NO. 7-I

APPEARANCES AGAINST:

MINUTES OF MEETING

January 18, 1985

PREMISES AFFECTED-- Approximately 2845 N. Fairfield Avenue (on railroad property)

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc., for Chicago and North Western Transportation Company, owner, on December 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an M1-1 Restricted Manufacturing District, the erection of an illuminated advertising sign which will be situated within 500 feet of the Kennedy Expressway and visible therefrom and which will also be located within 75 feet of a Residence District, on premises approximately 2845 N. Fairfield Avenue (on railroad property); and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 10.14(5) and 10.14(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an M1-2 Restricted Manufacturing District; that Section 10.14(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that Section 10.14(7) additionally provides that no advertising sign shall be permitted within 75 feet of a Residence District; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Kennedy Expressway and visible therefrom and will also be located within 75 feet of a Residence District and is seeking approval by the Board to erect said sign notwithstanding said prohibitions; that Section 11.8-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinances, therefore, the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Universal Outdoor, Inc.
 APPEARANCES FOR: Robert Kenny
 APPEARANCES AGAINST:

CAL. NO. 45-85-A
 MAP NO. 2-H
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 501-05 S. Western Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc., for Roberts Stage Electric Company, Inc., owner, on December 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in a C1-3 Restricted Commercial District, the erection of an illuminated advertising sign which will be situated within 500 feet of the Eisenhower Expressway and visible therefrom and which will also be located within 75 feet of a Residence District, on premises at 501-05 S. Western Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 9.9(5) and 9.9(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985; and

WHEREAS, the district maps show that the premises are located in a C1-3 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a C1-3 Restricted Commercial District; that Section 9.9(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that Section 9.9(7) additionally provides that no advertising sign shall be permitted within 75 feet of a Residence District; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Eisenhower Expressway and visible therefrom and will also be located within 75 feet of a Residence District; that the appellant admits the proposed advertising sign will be within 500 feet of the Eisenhower Expressway and will also be located within 75 feet of a Residence District and is seeking approval by the Board to erect said sign notwithstanding said prohibitions; that Section 11.8-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinances, therefore, the Board has no authority to permit the use requested; it is therefore

MINUTES OF MEETING

January 18, 1985

Cal. No. 45-85-A

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

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

APPLICANT: Universal Outdoor, Inc.
APPEARANCES FOR: Robert Kenny
APPEARANCES AGAINST:

CAL. NO. 46-85-A
MAP NO. 6-F
MINUTES OF MEETING
January 18, 1985

PREMISES AFFECTED— 2414 S. Lowe Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc., for Donald D. Riggs, Sr., owner, on December 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an M1-2 Restricted Manufacturing District, the erection of an illuminated advertising sign which will be situated within 500 feet of the Dan Ryan Expressway and visible therefrom, on premises at 2414 S. Lowe Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 10.14(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an M1-2 Restricted Manufacturing District; that Section 10.4(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Dan Ryan Expressway and visible therefrom; that the appellant admits the proposed advertising sign will be within 500 feet of the Dan Ryan Expressway and is seeking approval by the Board to erect said sign notwithstanding said prohibition; that Section 11.8-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinance, therefore, the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Universal Outdoor, Inc.
 APPEARANCES FOR: Robert Kenny
 APPEARANCES AGAINST:

CAL. NO. 47-85-A
 MAP NO. 1-F
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 701 W. Ohio Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc., for Aetna Bank, Tr. #10-2536, owner, on December 17, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an M2-4 General Manufacturing District, the erection of an illuminated advertising sign which will be situated within 500 feet of the Kennedy Expressway feeder and visible therefrom, on premises at 701 W. Ohio Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 10.14(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 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 Section 10.14-(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Kennedy Expressway and visible therefrom; that the appellant admits the proposed advertising sign will be within 500 feet of the Kennedy Expressway and is seeking approval by the Board to erect said sign notwithstanding said prohibition; that Section 11.8-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinance, therefore, the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Universal Outdoor, Inc.
 APPEARANCES FOR: Robert Kenny
 APPEARANCES AGAINST:

CAL. NO. 48-85-A
 MAP NO. 8-J
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— Approximately 3734 S. Ridgeway Avenue (on railroad property)
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc., for The Atchison, Topeka and Santa Fe Railway Company, owner, on December 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an M3-4 Heavy Manufacturing District, the erection of an illuminated advertising sign which will be situated within 500 feet of the Stevenson Expressway and visible therefrom, on premises approximately 3734 S. Ridgeway Avenue (on railroad property); and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 10.14(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 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 M3-4 Heavy Manufacturing District; that Section 10.14(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Stevenson Expressway and visible therefrom; that the appellant admits the proposed advertising sign will be within 500 feet of the Stevenson Expressway and is seeking approval by the Board to erect said sign notwithstanding said prohibition; that Section 11.8-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinance, therefore, the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Universal Outdoor, Inc.
 APPEARANCES FOR: Robert Kenny
 APPEARANCES AGAINST:

CAL. NO. 49-85-A
 MAP NO. 8-J
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— Approximately 3749 S. Springfield Avenue (on railroad property)
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc., for The Atchison, Topeka and Santa Fe Railway Company, owner, on December 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an M3-4 Heavy Manufacturing District, the erection of an illuminated advertising sign which will be situated within 500 feet of the Stevenson Expressway and visible therefrom, on premises approximately 3749 S. Springfield Avenue (on railroad property); and

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

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 10.14(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 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 M3-4 Heavy Manufacturing District; that Section 10.14(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Stevenson Expressway and visible therefrom; that the appellant admits the proposed advertising sign will be within 500 feet of the Stevenson Expressway and is seeking approval by the Board to erect said sign notwithstanding said prohibition; that Section 11.8-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinance, therefore, the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Universal Outdoor, Inc.
APPEARANCES FOR: Robert Kenny
APPEARANCES AGAINST:

CAL. NO. 50-85-A
MAP NO. 8-J
MINUTES OF MEETING
January 18, 1985

PREMISES AFFECTED— Approximately 3508 S. Kedzie Avenue (on railroad property)
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc., for The Atchison, Topeka and Santa Fe Railway Company, owner, on December 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an M3-4 Heavy Manufacturing District, the erection of an illuminated advertising sign which will be situated within 500 feet of the Stevenson Expressway and visible therefrom, on premises approximately 3508 S. Kedzie Avenue (on railroad property); and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 10.14(5)."

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 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 M3-4 Heavy Manufacturing District; that Section 10.14(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Stevenson Expressway and visible therefrom; that the appellant admits the proposed advertising sign will be within 500 feet of the Stevenson Expressway and is seeking approval by the Board to erect said sign notwithstanding said prohibition; that Section 11.8-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinance, therefore, the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Universal Outdoor, Inc.
 APPEARANCES FOR: Robert Kenny
 APPEARANCES AGAINST:

CAL. NO. 51-85-A
 MAP NO. 8-J
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— Approximately 3423 W. 36th Street (on railroad property)
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc., The Atchison, Topeka and Santa Fe Railway Company, owner, on December 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an M3-4 Heavy Manufacturing District, the erection of an illuminated advertising sign which will be situated within 500 feet of the Stevenson Expressway and visible therefrom, on premises approximately 3423 W. 36th Street (on railroad property); and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 10.14(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 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 M3-4 Heavy Manufacturing District; that Section 10.14(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Stevenson Expressway and visible therefrom; that the appellant admits the proposed advertising sign will be within 500 feet of the Stevenson Expressway and is seeking approval by the Board to erect said sign notwithstanding said prohibition; that Section 11.8-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinance, therefore, the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Universal Outdoor, Inc.

CAL. NO. 52-85-A

APPEARANCES FOR: Robert Kenny

MAP NO. 8-I

APPEARANCES AGAINST:

MINUTES OF MEETING
January 18, 1985

PREMISES AFFECTED— Approximately 3326 S. California Avenue (on railroad property)

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc., for The Atchison, Topeka and Santa Fe Railway Company, owner, on December 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an M3-4 Heavy Manufacturing District, the erection of an illuminated advertising sign which will be located within 500 feet of the Stevenson Expressway and visible therefrom, on premises approximately 3326 S. California Avenue (on railroad property); and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 10.14(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 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 M3-4 Heavy Manufacturing District; that Section 10.14(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Stevenson Expressway and visible therefrom; that the appellant admits the proposed advertising sign will be within 500 feet of the Stevenson Expressway and is seeking approval by the Board to erect said sign notwithstanding said prohibition; that Section 11.8-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinance, therefore, the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Universal Outdoor, Inc.
 APPEARANCES FOR: Robert Kenny
 APPEARANCES AGAINST:

CAL. NO. 53-85-A
 MAP NO. 8-I
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— Approximately 3401 S. Richmond Street (on railroad property)
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc., for The Atchison, Topeka and Santa Fe Railroad Company, owner, on December 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an M3-4 Heavy Manufacturing District, the erection of an illuminated advertising sign which will be situated within 500 feet of the Stevenson Expressway and visible therefrom, on premises approximately 3401 S. Richmond Street (on railroad property); and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 10.14(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 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 M3-4 Heavy Manufacturing District; that Section 10.14(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Stevenson Expressway and visible therefrom; that the appellant admits the proposed advertising sign will be within 500 feet of the Stevenson Expressway and is seeking approval by the Board to erect said sign notwithstanding said prohibition; that Section 11.8-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinance, therefore, the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Universal Outdoor, Inc.
 APPEARANCES FOR: Robert Kenny
 APPEARANCES AGAINST:

CAL. NO. 54-85-A
 MAP NO. 6-G
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— Approximately 2550 S. Senour Avenue (on railroad property)
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc., for The Atchison, Topeka and Santa Fe Railway Company, owner, on December 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an M2-3 General Manufacturing District, the erection of an illuminated advertising sign which will be situated within 500 feet of the Stevenson Expressway and visible therefrom, on premises approximately 2550 S. Senour Avenue (on railroad property); and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 10.14(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985; and

WHEREAS, the district maps show that the premises are located in an M2-3 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 M2-3 General Manufacturing District; that Section 10.14(5) of the zoning ordinance provides that no advertising sign shall be permitted within 500 feet of any major route if the face thereof is visible therefrom; that the Zoning Administrator of the City of Chicago has determined that the proposed advertising sign will be situated within 500 feet of the Stevenson Expressway and visible therefrom; that the appellant admits the proposed advertising sign will be within 500 feet of the Stevenson Expressway and is seeking approval by the Board to erect said sign notwithstanding said prohibition; that Section 11.8-2 of the zoning ordinance provides that the Board of Appeals shall have all the powers of the officer from whom the appeal is taken; that nothing is contained in the zoning ordinance that would allow the Zoning Administrator to approve said sign in violation of said ordinance, therefore, the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Phase Four Transitional Living Services, Inc., an Illinois Corp CAL. NO. 288-84-S

APPEARANCES FOR:

MAP NO. 5-J

APPEARANCES AGAINST:

MINUTES OF MEETING
August 24, 1984 and
January 18, 1985

PREMISES AFFECTED— 2330 N. Kedzie Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application withdrawn
upon motion of applicant.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

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

APPLICANT: Reynold's Institute Church-Baptist

CAL. NO. 324-84-S

APPEARANCES FOR:

MAP NO. 20-F

APPEARANCES AGAINST:

MINUTES OF MEETING

January 18, 1985

PREMISES AFFECTED— 8031-33 S. Halsted Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

Case continued to
March 15, 1985.

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

APPLICANT: New Hope Congregation, C.O.G.I.C.
 APPEARANCES FOR: Joseph Alford
 APPEARANCES AGAINST:

CAL. NO. 373-84-A
 MAP NO. 16-H
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 6501-07 S. Paulina Street

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, New Hope Congregation, C.O.G.I.C., owner, on September 27, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an R3 General Residence District, the erection of a one-story with basement 41 feet by 46 feet 2 inches addition to the rear of a one-story brick church building which will increase the existing seating capacity from 110 to 208 seats with on-site parking for 9 instead of 17 automobiles and on a lot that has two principal buildings, on premises at 6501-07 S. Paulina Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 21, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.8-3(4), 7.12(6), 7.12-1(2) and 5.5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that a one-story 110 seat church building and a detached two-story apartment building has existed on a portion of the subject site for the past 53 years with no available space for on-site parking; that the appellant proposes to construct a 41 feet by 46 feet 2 inch church addition to the rear of the existing church which will increase the church seating capacity to 208 seats; that Section 5.8-1(2) of the zoning ordinance provides that off-street parking is only required for the proposed 98 seat increase; that the appellant has a right to increase the seating capacity of an existing church from 110 seats to 208 seats with on-site parking for 9 instead of 17 automobiles, provided that all regulations as set forth in Article 7 of the zoning ordinance are complied with; 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

MINUTES OF MEETING

January 18, 1985
Cal. No. 373-84-A

the erection of a one-story with basement 41 feet by 46 feet 2 inches addition to the rear of a one-story brick church building which will increase the existing seating capacity from 110 to 208 seats with on-site parking for 9 instead of 17 automobiles and on a lot that has two principal buildings, on premises at 6501-07 S. Paulina Street, provided all regulations as set forth in Article 7 of the zoning ordinance are complied with.

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

APPLICANT: New Hope Congregation, C.O.G.I.C.
 APPEARANCES FOR: Joseph Alford
 APPEARANCES AGAINST:

CAL. NO. 374-84-Z
 MAP NO. 16-H
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 6501-07 S. Paulina Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, New Hope Congregation, C.O.G.I.C., owner, on September 27, 1984, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a one-story with basement 41 feet by 46 feet 2 inches addition to the rear of a one-story brick church building with no north side yard instead of 12 feet, on premises at 6501-07 S. Paulina Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 21, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.8-3(4), 7.12(6), 7.12-1(2) and 5.5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985 after due notice thereof by publication in the Chicago Tribune on October 22, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence; that on January 18, 1985, in Cal. No. 373-84-A, the Board sustained an appeal by the applicant to allow a 98 seat increase to an existing 110 seat church with on-site parking for 9 instead of 17 automobiles on a site improved with a detached two-story apartment building, provided that all regulations as set forth in Article 7 of the zoning ordinance are complied with; that the applicant proposes to erect a one-story with basement 41 feet by 46 feet 2 inches addition to the rear of a one-story brick church building, thereby increasing the seating capacity to 208 seats, with no north side yard instead of 12 feet; that on-site parking for 9 automobiles will be provided for on the south portion of the lot; that the proposed addition will contain additional seating, nursery and meeting room facilities; 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 requested addition is necessary to provide adequate facilities needed for the increase in membership; that the plight of the owner is due to the limited amount of land

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January 18, 1985

Cal. No. 374-84-Z

available for such purpose; and that the proposed use will not alter the essential character of the locality in that the proposed addition will maintain the north and south building lines of the existing church and will be compatible with the residential character of the area; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a one-story brick church building on a lot improved additionally with a two-story apartment building, with no north side yard instead of 12 feet thereby increasing the seating capacity to 208 seats, on premises at 6501-07 S. Paulina Street, upon condition that on-site parking for 9 automobiles is provided at the south portion of the lot; 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: Prudencio Olmos
 APPEARANCES FOR: Ruben Orta
 APPEARANCES AGAINST:

CAL. NO. 387-84-A
 MAP NO. 12-G
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 5045 S. Loomis 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, Prudencio Olmos, owner, on September 27, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a two-story frame building on the rear of a lot as two dwelling units on a lot improved additionally with a one-and-a-half story frame single family residence, in an R3 General Residence District, on premises at 5045 S. Loomis Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 18, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.3-3, 5.5 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 January 18, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R3 General Residence District; that the proof presented indicates that the building on the rear of the lot has been occupied as two dwelling units since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the appellant has a right to occupy the building on the rear of the lot 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 legalize the use of the two-story frame building on the rear of a lot, on premises at 5045 S. Loomis Street, as two dwelling units on a lot improved additionally with a one-and-a-half story frame single family residence, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: James DeMarco
 APPEARANCES FOR: James DeMarco
 APPEARANCES AGAINST:

CAL. NO. 417-84-A
 MAP NO. 8-F
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 610 W. 32rd 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, James DeMarco, for Francisco Vorelo, owner, on October 23, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile repair shop including body repair and painting in a one-story brick garage building at the rear of a lot improved with a three-story brick store and apartment building, in an R3 General Residence District, on premises at 610 W. 32nd Street, and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 16, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.3-3 and 11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that the existing non-conforming one-story garage building on the subject site has been occupied as an automobile repair shop including body repair and painting since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an automobile repair shop including body repair and painting in a one-story brick garage building, on premises at 610 W. 32rd Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Mondays through Saturdays; that all automobiles awaiting repairs or that have been repaired shall be stored on the subject site; that there shall be no parking or storage of automobiles on the public ways; 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: Jerusalem Deliverance Temple
 APPEARANCES FOR: Charles J. Williams
 APPEARANCES AGAINST:
 PREMISES AFFECTED-- 11705 S. Michigan Avenue
 SUBJECT-- Application for the approval of a special use.

CAL. NO. 403-84-S
 MAP NO. 28-E
 MINUTES OF MEETING
 January 18, 1985

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, Jerusalem Deliverance Temple, owner, on October 18, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a one-story brick building, in a B4-1 Restricted Service District, on premises at 11705 S. Michigan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 16, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 January 18, 1985 after due notice thereof by publication in the Chicago Tribune on November 26, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds 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 one-story brick building on the subject site was previously occupied as a church and has been remodeled as a church; that the establishment of a church at this location is necessary to serve the needs of the congregation who reside in the adjacent residential area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed church which will provide off-street parking; and that the proposed use, although located in a B4 district, is situated on a block which is residential in character 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 Zoning Administrator is authorized to permit the establishment of a church in a one-story brick building, on premises at 11705 S. Michigan Avenue, upon condition that the off-street parking area at the rear of the subject site shall be surfaced with asphaltic concrete or some comparable material; that lighting shall be provided; 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: Bruce Lynn

CAL. NO. 406-84-Z

APPEARANCES FOR: None

MAP NO. 5-G

APPEARANCES AGAINST:

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PREMISES AFFECTED— 1851 N. Fremont Street

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

ACTION OF BOARD—

THE VOTE

Case dismissed for want of prosecution.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

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

APPLICANT: Apostolic Faith Church
 APPEARANCES FOR: James D. Montgomery, Jr.
 APPEARANCES AGAINST:

CAL. NO. 409-84-Z
 MAP NO. 8-E
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 201-11 E. 38th Street and 3801-43 S. Indiana Avenue
 SUBJECT— Application to vary the requirements of the Zoning Ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Apostolic Faith Church, owner, on November 19, 1984, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of an approximately 122 feet by 247 feet one-story 1,625 seat church with attached two-story auxiliary building whose west side yard will be 8 inches instead of 7.5 feet, with on-site parking for 57 automobiles partially situated in the required north front yard and with off-street parking for 122 instead of 135 automobiles, on premises at 201-11 E. 38th Street and 3801-45 S. Indiana Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 26, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.7-5, 7.9-5, 11.7-4(1), and 7.12(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985 after due notice thereof by publication in the Chicago Tribune on November 26, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R5 General Residence District; that the applicant church has been established in the community for the past 69 years; that the applicant proposes to demolish the existing church building and erect a new one-story 1,625 seat church building approximately 122 feet by 247 feet with an attached two-story auxiliary building on the subject site; that the proof presented indicates that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary in order to provide a modern church structure and auxiliary building of a size to accommodate the needs of the 650 to 700 member congregation; that the plight of the owner is due to the desire to provide traditional church services and activities in a modern church setting which will accommodate the growing membership; that the variations, if granted, will not alter the essential character of the locality in that the proposed church and auxiliary building will be constructed at a cost of two million dollars and will have a positive influence in the community; it is therefore

MINUTES OF MEETING

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Cal. No. 409-84-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of an approximately 122 feet by 247 feet one-story 1,625 seat church with attached two-story auxiliary building whose west side will be 8 inches instead of 7.5 feet, with on-site parking for 57 automobiles partially situated in the required north front yard and with off-street parking for 122 instead of 135 automobiles, on premises at 201-11 E. 38th Street and 3801-43 S. Indiana 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: Apostolic Faith Church
 APPEARANCES FOR: James D. Montgomery, Jr.
 APPEARANCES AGAINST:

CAL. NO. 410-84-S
 MAP NO. 8-E
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 200-10 E. 38th Street and 3747-57 S. Indiana 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, Apostolic Faith Church, owner, on November 19, 1984, 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 65 private passenger automobiles, in an R5 General Residence District, on premises at 200-10 E. 38th Street and 3747-57 S. Indiana Avenue, to partially satisfy the parking requirements for a 1,625 seat church building to be erected at 201-11 E. 38th Street and 3801-43 S. Indiana Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 26, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.12-2, 7.4-5 and 11.10-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985 after due notice thereof by publication in the Chicago Tribune of November 26, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R5 General Residence District; that the proof presented indicates that a parking lot at this location is necessary for the public convenience to partially satisfy the parking requirements for a proposed 1,625 seat church building to be erected at 201-11 E. 38th Street and 3801-43 S. Indiana Avenue; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; that the proposed parking lot will be located immediately north of and across E. 38th Street from the on-site church parking lot and will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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 65 private passenger automobiles, on premises at 200-10 E. 38th Street and

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Cal. No. 410-84-S

3747-57 S. Indiana Avenue, to partially satisfy the parking requirements for a 1,625 seat church building to be erected at 201-11 E. 38th Street and 3801-43 S. Indiana Avenue, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that there shall be no runoff on to adjoining property; that steel beam guard rails approximately 2 feet in height shall be erected on the periphery of the lot area; that striping and concrete wheel stops shall be provided; that lighting shall be provided which shall be reflected away from abutting residential property; that ingress and egress shall be from E. 38th Street; that the public alley abutting the facility shall not be used for ingress nor for egress; that the driveways 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 church services and activities are not being held; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order and with Section 5.8-5 of the zoning ordinance. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: Apostolic Faith Church
 APPEARANCES FOR: James D. Montgomery, Jr.
 APPEARANCES AGAINST:

CAL. NO. 411-84-Z
 MAP NO. 8-E
 MINUTES OF MEETING
 January 18, 1985

PREMISES AFFECTED— 200-10 E. 38th Street and 3747-57 S. Indiana Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Apostolic Faith Church, owner, on November 19, 1984, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the establishment of an accessory parking lot for 65 automobiles partially situated in the required south front yard, on premises at 200-10 E. 38th Street and 3747-57 S. Indiana Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 26, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.12-2, 7.4-5 and 11.10-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 1985 after due notice thereof by publication in the Chicago Tribune on November 26, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R5 General Residence District; that on January 18, 1985, Cal. No. 410-84-S, the Board granted a special use to the applicant to establish an off-site accessory parking lot for 65 automobiles on the subject site to partially satisfy the parking requirements for a proposed 1,625 seat church building at 201-11 E. 38th Street and 3801-43 S. Indiana Avenue; 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 variation requested is necessary to maximize the area of the subject site for parking use; that the plight of the owner is due to the uniquely modern design of the aforesaid church and auxiliary building which necessitates 65 of the required parking spaces to be located off-site and partially situated in the required south front yard; that the variation, if granted, will not alter the essential character of the locality in that the proposed use will be located directly north of the on-site parking area of the proposed church auxiliary building and will be compatible with the existing improvements in the area; it is therefore

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

MINUTES OF MEETING

January 18, 1985

Cal. No. 411-84-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 establishment of an accessory parking lot for 65 automobiles partially situated in the required south front yard, on premises at 200-10 E. 38th Street and 3747-57 S. Indiana Avenue.

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

APPLICANT: The Salvation Army
 APPEARANCES FOR: Daniel Stralka
 APPEARANCES AGAINST: Paulette Bezazian
 PREMISES AFFECTED— 1025 W. Sunnyside Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 407-84-S
 MAP NO. 11-G
 MINUTES OF MEETING
 December 14, 1984 and
 January 18, 1985

ACTION OF BOARD—

THE VOTE

Application denied.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, The Salvation Army, for Mary T. Bellows, owner, on October 17, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 46-bed transitional shelter facility in a three-story brick building, in a B2-4 Restricted Retail District, on premises at 1025 W. Sunnyside Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 19, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 8.3-2 and 8.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 14, 1984 after due notice thereof by publication in the Chicago Tribune on November 26, 1984, and subsequently continued for rebuttal to its regular meeting held on January 18, 1985; and

WHEREAS, the district maps show that the premises are located in a B2-4 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B2-4 Restricted Retail District; that the proof presented indicates that the three-story brick building on the subject site is currently operated by the Salvation Army as a feeding and crisis counselling center and that the applicant proposes to expand the operation to a 46-bed transitional shelter facility for homeless men and women; that the proposed use would be located in a business area of Broadway which is in a process of rehabilitation and revitalization; that the proposed use is not compatible with the existing Stewart public elementary school located directly across Broadway from the proposed facility; and that the establishment of a transitional shelter facility at this location would discourage growth of the existing business community and new business uses and cause substantial injury to the value of other property on Broadway and is not in the public interest at this location; it is therefore

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

MINUTES OF MEETING

January 18, 1985
Cal. No. 363-84-A

Mr. John T. Hoellen, for Quy N. Vo, presented a second request to amend the resolution adopted by the Zoning Board of Appeals on October 19, 1984 in Cal. No. 363-84-A, which approved the establishment of a restaurant in a one and two-story brick building, in an R4 General Residence District, on premises at 4920 N. Sheridan Road.

The amendment requested is to permit the sale of alcoholic beverages at the dining tables in the restaurant.

Chairman Guthman moved that the request be granted upon condition that the sale of alcoholic beverages shall be limited to customers seated at dining tables during the hours of operation of the restaurant as set by the Board in Cal. No. 363-84-A and that there shall be no bar for the sale of alcoholic beverages. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING
January 18, 1985

Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on February 15, 1985.

Marian Orest
Secretary