

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, April 16, 1982

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

The following were present and constituted a quorum:

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

Absent-
John P. Kringas

MINUTES OF MEETING

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Mr. Keane moved to approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on March 12, 1982 (as submitted and signed by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

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

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

APPLICANT: Wesley United Methodist Church

CAL. NO. 77-82-S

APPEARANCES FOR: Eric E. Graham

MAP NO. 24-E

APPEARANCES AGAINST:

MINUTES OF MEETING

April 16, 1982

PREMISES AFFECTED— 201-29 E. 95th Street.

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

John P. Kringas

Application approved.

THE RESOLUTION:

WHEREAS, the Wesley United Methodist Church, owner, filed February 19, 1982, an application for a special use under the zoning ordinance for the approval of the location and the erection of a one-story brick church building, in a C1-1 Restricted Commercial District, on premises at 201-29 E. 95th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 18, 1982 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 8.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1982 after due notice thereof by publication in the Chicago Sun-Times on March 30, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a C1-1 Restricted Commercial District; that the proof presented indicates that the applicant church, which presently is established at 212 E. 95th Street, has outgrown the existing facility and is seeking to build a larger church building on the subject site; that the proposed use is necessary for the public convenience to accommodate the members of the congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed church which will provide ample setbacks, landscaping and off-street parking as well as providing needed services in the community; and that the proposed use will be compatible with the mixed residential and business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of a one-story brick church building,

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on premises at 201-29 E. 95th Street, upon condition that off-street parking shall be provided in accordance with a plan approved the Department of Streets and Sanitation of the City of Chicago, 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: First New Bethany M.B. Church

CAL. NO. 78-82-S

APPEARANCES FOR: John T. Carr

MAP NO. 16-H

APPEARANCES AGAINST:

MINUTES OF MEETING
April 16, 1982

PREMISES AFFECTED— 2125 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
John P. Kringas

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION

WHEREAS, the First New Bethany M.B. Church, for Sims Auto Parts, owner, filed February 25, 1982, 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 and frame building, in a C1-2 Restricted Commercial District, on premises at 2125 W. 63rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 19, 1982 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1982 after due notice thereof by publication in the Chicago Sun-Times on March 30, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a C1-2 Restricted Commercial District; that the proof presented indicates that the applicant church has been established in the community for the past fifteen years; that recently the church has lost its lease of the building it occupies and is seeking to purchase the building on the subject site to accommodate the members of the congregation; that the public health, safety and welfare will be adequately protected in the operation of the church which will provide adequate off-street parking and provides needed services in the community; and that the use will be compatible with the type of improvements in the area and will not cause substantial injury to the value of other property in the neighborhood, it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a church in the one-story brick and frame building, on premises at 2125 W. 63rd Street, upon condition that parking for no less than four automobiles shall be provided on site; 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: Stewart-Warner Corporation

CAL. NO. 79-82-S

APPEARANCES FOR: J. Chris Jackson

MAP NO. 7-H

APPEARANCES AGAINST:

MINUTES OF MEETING

April 16, 1982

PREMISES AFFECTED— 1825 W. Oakdale 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
John P. Kringas

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, the Stewart-Warner Corporation, owner, filed March 5, 1982, an application for a special use under the zoning ordinance for the approval of the location and the expansion of an existing accessory off-site parking lot for the parking of private passenger automobiles, in an M1-4 Restricted Manufacturing District, on premises at 1825 W. Oakdale Avenue, for the use of a business located at 1826 W. Diversey Parkway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 5, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 10.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1982 after due notice thereof by publication in the Chicago Sun-Times on March 30, 1982; and

WHEREAS, the district maps show that the premises are located in an M1-4 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 M1-4 Restricted Manufacturing District; that the proof presented indicates that the Board has approved off-street parking for the applicant company on the property immediately west of the subject site, which land has been improved and operated in compliance with the conditions established by the Board; that the applicant company is seeking a 25 foot expansion of the parking lot which area is to be used as turn-around space for the existing parking lot; that the proposed use is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the proposed use, which expansion will be limited to a turn-around area for the existing parking lot; and that the proposed use is compatible with the type of improvements in the area and will not cause substantial injury to the value of other property in the neighborhood, it is therefore

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

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Cal. No. 79-82-S

Zoning Administrator is authorized to permit the expansion of an existing accessory off-site parking lot for the parking of private passenger automobiles, on premises at 1825 W. Oakdale Avenue, for the use of a business located at 1826 W. Diversey Parkway, upon condition that no use shall be made of the premises for the purpose requested until the following conditions shall have been complied with: that a strip of land three feet wide along the north property line shall be landscaped; that the balance of the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that guard rails shall be erected on the periphery of the surfaced area; that no automobiles may be parked upon the subject 25 feet at any time; that the use of the land shall be limited to a turn-around area for the existing parking 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: Polish Roman Catholic Union of America

CAL. NO. 80-82-S

APPEARANCES FOR: Charles Pasco

MAP NO. 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING

April 16, 1982

PREMISES AFFECTED— 984 N. Milwaukee 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
John P. Kringas

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, the Polish Roman Catholic Union of America, owner; filed March 11, 1982, an application for a special use under the zoning ordinance for the approval of the location and the erection of an identification sign with time and temperature unit 60 feet 10 inches above curb level on the roof of the 3rd floor of a 3 and 4-story brick building, in a C1-2 Restricted Commercial District, on premises at 984 N. Milwaukee Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 11, 1982 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 9.9-1(3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1982 after due notice thereof by publication in the Chicago Sun-Times on March 30, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a C1-2 Restricted Commercial District; that the proof presented indicates that the proposed sign is necessary to identify the use of the premises for south bound Kennedy Express traffic; that the public health, safety and welfare will be adequately protected in the design and location of the proposed sign; that the applicant has signs on the easterly and westerly sides of the building and the addition of another sign identifying the use of the premises will not cause substantial injury to the value of other property in the neighborhood, it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of an identification sign with time and temperature unit 60 feet 10 inches above curb level on the roof of the 3rd floor of a 3 and 4-story brick building, on premises at 984 N. Milwaukee 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: Schain, Burney and Kenny

CAL. NO. 81-82-Z

APPEARANCES FOR: Robert C. Kenny

MAP NO. 13-M

APPEARANCES AGAINST:

MINUTES OF MEETING

April 16, 1982

PREMISES AFFECTED— 5815-25 W. Higgins 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
John P. Kringas

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Schain, Burney and Kenny, for David Cahill, owner, filed March 12, 1982, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a three-story 18 apartment building on an irregularly shaped lot whose west side yard will not comply with zoning requirements and with a waiver of the one required loading dock, on premises at 5815-25 W. Higgins Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 25, 1982 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 7.11-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1982 after due notice thereof by publication in the Chicago Sun-Times on March 30, 1982; 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 on March 19, 1982 the City Council of the City of Chicago rezoned the subject site from B4-1 to R4 for the purpose of the proposed development; that the property in question cannot yield a reasonable return nor can it be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the fact that Monitor Avenue is an angle street makes the subject lot irregular and difficult for an improvement to comply with the side yard requirements of the zoning ordinance; that the building will be developed as a condominium creating a minimum of in and out movement and thereby negating the need for the one loading dock; that the plight of the owner is due to the irregularity of the lot; and that the variations, if granted, will not alter the essential character of the locality in that the development, proposed, will be compatible with the improvements in the area, it is therefore

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

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Cal. No. 81-82-Z

it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a three-story 18 apartment building on an irregularly shaped lot whose west side yard will not comply with the zoning requirements and with a waiver of the one required loading dock, on premises at 5815-25 W. Higgins 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: Nalco Chemical Company

CAL. NO. 82-82-S

APPEARANCES FOR: Louis H. LeMieux

MAP NO. 16-M

APPEARANCES AGAINST:

MINUTES OF MEETING
April 16, 1982

PREMISES AFFECTED— 6230-58 W. 65th Street, 6237-59 W. 64th Place and 6439 S. Mobile 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
John P. Kringas

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Nalco Chemical Company, owner, filed March 16, 1982, an application for a special use under the zoning ordinance for the approval of the location and the expansion of an existing off-site parking lot for the parking of private passenger automobiles, in an M1-1 Restricted Manufacturing District, on premises at 6230-58 W. 65th Street, 6237-59 W. 64th Place and 6439 S. Mobile Avenue, for the use of a business located at 6233 W. 65th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 1, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 10.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1982 after due notice thereof by publication in the Chicago Sun-Times on March 30, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an M1-1 Restricted Manufacturing District; that the proof presented indicates that on February 23, 1974 the Board approved the establishment of an off-site parking lot at 6230-34 W. 65th Street for the use of the applicant company, which parking lot has been improved and operated in compliance with the conditions established by the Board; that the expansion of the parking lot which is being requested at this time is necessary for the public convenience to provide off-street parking necessitated by the expansion of the applicant company; that the public health, safety and welfare will be adequately protected in the design and operation of the parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed use, with provision for landscaping, will be compatible with the improvements in the area and will not cause substantial injury to the value of other property in the neighborhood is therefore

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

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April 16, 1982

Cal. No. 82-82-S

Zoning Administrator is authorized to permit the expansion of an existing off-site parking lot for the parking of private passenger automobiles, on premises at 6230-58 W. 65th Street, 6237-59 W. 64th Place and 6439 S. Mobile Avenue, for the use of a business located at 6233 W. 65th Street, upon condition that no use shall be made of the premises for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon the said lot at any time; that a strip of land six feet wide along the north property line shall be landscaped and planted with shrubbery; that the balance of the lot, except for the areas allocated for the planting of five trees, shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that the drainage shall not run directly into city streets; that concrete curbing shall be installed on the periphery of the surfaced area; that ingress and egress shall be from W. 65th Street and S. Mobile Avenue; that traffic exiting on S. Mobile Avenue shall be limited to a left turn only with a sign so indicating posted at the exit; that the driveways shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that lighting shall be provided which will be deflected away from abutting residential properties; that the lot shall be securely locked at all times the applicant plant is not in operation; that the applicant company shall provide for sidewalks to be installed on the north side of W. 65th Street from a point 300 feet east of S. Mobile Avenue to S. Mobile Avenue, and from a point 120.34 west of S. Mobile Avenue to S. Mobile Avenue, and on the east and west sides of S. Mobile Avenue from W. 64th Place to W. 65th Street; 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: American National Bank and Trust Co., Tr. No. 54552
 APPEARANCES FOR: Anthony R. Licata
 APPEARANCES AGAINST:

CAL. NO. 83-82-Z
 MAP NO. 5-G
 MINUTES OF MEETING
 April 16, 1982

PREMISES AFFECTED-- 2222-26 N. Racine Avenue.
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
Abstain		
x		
x		
x		
		x

THE RESOLUTION:

WHEREAS, the American National Bank and Trust Co., Trust No. 54552, owner, filed March 18, 1982, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the addition of two third floor penthouse additions and the alteration and conversion of a two-story brick commercial building into 16 apartments whose front and side yards will not comply with zoning requirements, with a waiver of the one required loading dock and with off-street parking for 13 instead of 16 automobiles, on premises at 2222-26 N. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 16, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.7-4, 7.8-4, 7.11-4 and 7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1982 after due notice thereof by publication in the Chicago Sun-Times on March 30, 1982; 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 it is proposed to alter and convert a non-conforming industrial warehouse building, built from lot line to lot line and which has been vacant a year and a half, into a conforming residential structure that the property in question cannot yield a reasonable return nor can it be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that compliance with the front and side yards, loading dock and parking requirements of the zoning ordinance is not possible due to the lot coverage of the existing building; that the plight of the owner is due to the project being confined to the shell of the existing structure; and that the proposed use will not alter the essential character of the locality in that a non-conforming use will be removed from the area by developing a project in character with the ongoing effort of rehabilitation of residential property in the area, it is therefore

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Cal. No. 83-82-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 addition of two third floor penthouse additions and the alteration and conversion of a two-story brick commercial building into 16 apartments whose front and side yards will not comply with zoning requirements, with a waiver of the one required loading dock and with off-street parking for 13 instead of 16 automobiles, on premises at 2222-26 N. Racine 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: Bickerdike Redevelopment Company

CAL. NO. 84-82-Z

APPEARANCES FOR: Anthony R. Licata

MAP NO. 3-G

APPEARANCES AGAINST:

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April 16, 1982

PREMISES AFFECTED-- 1442 and 1444 W. Blackhawk 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
John P. Kringas

AFFIRMATIVE	NEGATIVE	ABSENT
Abstain		
x		
x		
x		
		x

THE RESOLUTION:

WHEREAS, the Bickerdike Redevelopment Company, owner, filed March 18, 1982, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a two unit duplex townhouse, the west unit with no east side yard instead of 2 feet 3 inches and the east unit with no west side yard instead of 3 feet 9 inches, on premises at 1442 and 1444 W. Blackhawk Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 8, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 5.7-2 (7.8-4)."
and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1982 after due notice thereof by publication in the Chicago Sun-Times on March 30, 1982; 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 applicant is a not for profit corporation; that federal funds have been obtained for low cost housing under an Urban Development Action Grant; that the property in question cannot yield a reasonable return nor can it be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that due to the limitation of funds available for the project, it is proposed to erect a two unit townhouse, which necessitates an interior side yard in an R4 District, rather than two single family residences; that the plight of the owner is due to the need to sell each unit individually; and that the variation, if granted, will not alter the essential character of the locality in that in the block in which the subject site is located none of the improvement comply with the side yard requirements of the zoning ordinance, it is therefore

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

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Cal. No. 84-82-Z

and that a variation be and it hereby is granted to permit the erection of a two unit duplex townhouse, the west unit with no east side yard instead of 2 feet 3 inches, and the east unit with no west side yard instead of 3 feet 9 inches, on premises at 1442 and 1444 W. Blackhawk Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: St. Matthew Baptist Church

CAL. NO. 85-82-S

APPEARANCES FOR: Norman R. Chase

MAP NO. 10-E

APPEARANCES AGAINST:

MINUTES OF MEETING

April 16, 1982

PREMISES AFFECTED— 4511 S. State Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

John P. Kringas

Application approved.

THE RESOLUTION:

WHEREAS, St. Matthew Baptist Church, owner, filed March 17, 1982, an application for a special use under the zoning ordinance for the approval of the location and the erection of a one-story addition to the west and south sides of an existing one-story brick church building, in a C2-2 General Commercial District, on premises at 4511 S. State Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 10, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 11.10-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1982 after due notice thereof by publication in the Chicago Sun-Times on March 30, 1982; and

WHEREAS, the district maps show that the premises are located in a C2-2 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 C2-2 General Commercial District; that the proof presented indicates that on May 29, 1958 the Board granted a variation to permit the erection of an addition to the church on the subject site; that at this time the church is seeking to build an addition to expand the auditorium and improve the facilities of the church; that the public health, safety and welfare will be adequately protected in the proposed use which provides more than adequate parking for the proposed use; and that the proposed use will be compatible with the mixed residential and business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood, it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of a one-story addition to the west and south sides of a one-story brick church building, on premises at 4511 S. State Street, upon condition that parking for no less than 16 automobiles shall be provided on site, which parking area shall be blacktopped, drained and improved to meet the standards for parking facilities under Section 9.11 of the zoning ordinance, 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: National Pride Equipment, Inc.

CAL. NO. 86-82-S

APPEARANCES FOR: Anthony R. Licata

MAP NO. 11-K

APPEARANCES AGAINST:

MINUTES OF MEETING

April 16, 1982

PREMISES AFFECTED— 4406-22 N. Pulaski Road.

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
Abstain		
x		
x		
x		
		x

THE RESOLUTION:

WHEREAS, National Pride Equipment, Inc., for Fire King Oil Company, owner, filed March 29, 1982, an application for a special use under the zoning ordinance for the approval of the location and the erection of an auto laundry, in a proposed C1-1 Restricted Commercial District, on premises at 4406-22 N. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 26, 1982 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, 9.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1982 after due notice thereof by publication in the Chicago Sun-Times on March 30, 1982; and

WHEREAS, the district maps show that the premises are located in a proposed 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 proposed C1-1 Restricted Commercial District; that the proof presented indicates that the subject site currently is improved with a gasoline service station; that it is proposed to demolish the facility and construct a 10 bay brick self-service auto laundry; that the property presently is zoned B4-1 and an ordinance is pending before the City Council of the City of Chicago to rezone the property to C1-1 upon the recommendation of the Building & Zoning Committee pursuant to the public hearing held by that Committee on March 31, 1982; that an auto laundry at this location is necessary for the public convenience as indicated by a feasibility study made of the area which indicated the need for such a facility at this location; that the public health, safety and welfare will be adequately protected in the design and operation of the auto laundry to be improved and operated under the conditions hereinafter set forth; and that the proposed use will be compatible with the commercial and business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood, it is therefore

MINUTES OF MEETING

April 16, 1982

Cal. No. 86-82-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of an auto laundry, on premises at 4406-22 N. Pulaski Road, upon condition that an amendment is passed by the City Council of the City of Chicago rezoning the property to C1-1 Restricted Commercial; that fencing shall be provided along the north, south and west lot lines of the subject site; that ingress and egress shall be from N. Pulaski Road; that no use shall be made of the alley abutting the facility; that the auto laundry may be operated 24 hours a day with an attendant on duty between the hours of 7 A.M. and 11 P.M.; that the Zoning Board of Appeals, upon its own motion, shall review the operation in April of 1983 for the purpose of making a determination regarding the necessity of providing a heating element in the pavement for the purpose of de-icing, whether the 24 hour a day operation may continue and the necessity of having an attendant on duty during all hours of operation; 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: Alice Reiter
 APPEARANCES FOR: Alice Reiter
 APPEARANCES AGAINST:

CAL. NO. 87-82-A
 MAP NO. 7-G
 MINUTES OF MEETING
 April 16, 1982

PREMISES AFFECTED— 1100 W. Wellington Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Alice Reiter, owner, filed February 18, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a 2-1/2 story frame building as four apartments, in an R4 General Residence District, on premises at 1100 W. Wellington Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 17, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.5-4 & 7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1982; 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 heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R4 General Residence District; that the proof presented indicates that the building on the subject site has been occupied as four apartments since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue occupancy of the building as four apartments, provided the building is brought into compliance with building code regulations, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the 2-1/2 story frame building, on premises at 1100 W. Wellington Avenue, as four apartments, upon condition that the building is brought into compliance with building code regulations, with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Crawford Auto Parts

CAL. NO. 88-82-A

APPEARANCES FOR: Jay D. Denz

MAP NO. 16-J

APPEARANCES AGAINST:

MINUTES OF MEETING
April 16, 1982

PREMISES AFFECTED— 6425 S. Pulaski Road

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Crawford Auto Parts, for Ruth Klimson, owner, filed February 18, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of an automobile parts store and an automobile repair shop in a one and two-story brick building, in a B2-1 Restricted Retail District, on premises at 6425 S. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 11, 1982 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1982; 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 use is located in a B2-1 Restricted Retail District; that the proof presented indicates that the automobile parts store and automobile repair shop was established in the building in 1951 under the B4 zoning; that the rezoning of the property to B2-1 made the building on the subject site non-conforming; that no violation of the zoning ordinance exists nor contemplated and 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 continued operation of the automobile parts store and automobile repair shop, on premises at 6425 S. Pulaski Road, upon condition that that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: Sam Ricobene
 APPEARANCES FOR: Sam Ricobene
 APPEARANCES AGAINST:

CAL. NO. 89-82-A
 MAP NO. 8-F
 MINUTES OF MEETING
 April 16, 1982

PREMISES AFFECTED— 500 W. 32nd Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Sam Ricobene, owner, filed February 23, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store on the first floor of a three-story brick store and apartment building, in an R3 General Residence District, on premises at 500 W. 32nd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 23, 1982 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1982; 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 the 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 store on the first floor of the three-story brick store and apartment building on the subject site had been operated as a grocery store which recently was discontinued; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store on the first floor of the three-story brick store and apartment building, on premises at 500 W. 32nd Street, upon condition that there shall be no automatic amusement machines on the premises; upon condition that there shall be no wine, beer or liquor sold on the premises; upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 7 P.M. Monday through Saturday and 9 A.M. and 2 P.M. on Sunday; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: Melvin Anglin
APPEARANCES FOR: Melvin Anglin
APPEARANCES AGAINST:

CAL. NO. 90-82-A
MAP NO. 2-1
MINUTES OF MEETING
April 16, 1982

PREMISES AFFECTED— 221 S. Kedzie Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Melvin Anglin, owner, filed March 2, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in the basement of a three-story brick store and apartment building, in an R5 General Residence District, on premises at 221 S. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 5, 1982 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R5 General Residence District; that the proof presented indicates that the store in the basement of the three-story brick store and apartment building has been operated as a grocery store on a continuous basis since prior to the passage of the 1957 comprehensive amendment to the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of 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 continued operation of a grocery store in the basement of the three-story brick store and apartment building, on premises at 221 S. Kedzie Avenue, upon condition that there shall be no automatic amusement machines on the premises; that there shall be no wine, beer nor liquor sold on the premises; upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 7 P.M., Monday through Saturday and 9 A.M. and 5:30 P.M. on Sunday; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: Angel Robles
APPEARANCES FOR: Angle Robles
APPEARANCES AGAINST:

CAL. NO. 91-82-A
MAP NO. 5-J
MINUTES OF MEETING
April 16, 1982

PREMISES AFFECTED— 3402 W. Palmer Street
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Angle Robles, owner, filed March 8, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a tire repair shop in the rear portion of a one and three-story brick store and apartment building, in an R3 General Residence District, on premises at 3402 W. Palmer Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 3, 1982 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1982; 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 subject site has been occupied by business uses since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of 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 continued operation of the tire repair shop in the rear portion of the one and three-story brick store and apartment building, on premises at 3402 W. Palmer Street, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 6 P.M., Monday through Saturday; upon condition that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued, and that the exhaust pipe on the garage shall be relocated so that fumes will not emanate into adjoining residential properties.

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

APPLICANT: Stevan Trazivuk
 APPEARANCES FOR: Stevan Trazivuk
 APPEARANCES AGAINST:

CAL. NO. 92-82-A
 MAP NO. 7-I
 MINUTES OF MEETING
 April 16, 1982

PREMISES AFFECTED— 2649 N. California Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
		x

THE RESOLUTION:

WHEREAS, Stevan Trazivuk, owner, filed March 11, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the operation of an automobile repair shop in a one-story frame building on rear of lot improved with a two-story frame residence building, in an R3 General Residence District, on premises at 2649 N. California Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 11, 1982 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1982; 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 an automobile repair shop had been at this location 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 operation of an automobile repair shop in the one-story frame building on rear of lot improved with a two-story frame residential building, on premises at 2649 N. California Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued, and that the hours of operation shall be limited to the hours between 8 A.M. and 6 P.M., Mondays through Fridays, and from 8 A.M. until 1 P.M. on Saturdays.

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

APPLICANT: Johanna Stahl
 APPEARANCES FOR: Johanna Stahl
 APPEARANCES AGAINST:

CAL. NO. 93-82-A
 MAP NO. 9-H
 MINUTES OF MEETING
 April 16, 1982

PREMISES AFFECTED— 3756 N. Leavitt Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Johanna Stahl, owner, filed March 11, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of a store into an apartment in a one and two-story brick store and three apartment building, in an R3 General Residence District, on premises at 3756 N. Leavitt Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 24, 1982 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1982; 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 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 subject site has been occupied as a store and three apartments since prior to the time of passage of the 1942 comprehensive amendment to the zoning ordinance; that the conversion of the store into an apartment is a proper substitution of use under Section 6.4-7 of the zoning ordinance, 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 permit the conversion of the store into an apartment in the one and two-story brick store and three apartment building, on premises at 3756 N. Leavitt Street, upon condition that the building 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: Yeong D. Lim
 APPEARANCES FOR: Yeong D. Lim
 APPEARANCES AGAINST:

CAL. NO. 94-82-A
 MAP NO. 9-H
 MINUTES OF MEETING
 April 16, 1982

PREMISES AFFECTED— 1824 W. Addison Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Yeong D. Lim, for Jewel Gleason and John Mulkern, owners, filed March 17, 1982 an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the addition of three coin-operated dry cleaning machines in an existing laundrette in a one-story brick store building, in an R4 General Residence District, on premises at 1824 W. Addison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 11, 1982 is: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R4 General Residence District; that the subject site has been occupied as a laundrette since 10/16/56 at which time the Board granted a variation to permit the establishment of a laundrette in the one-story brick building, in an apartment house district, (571-56-Z.) that the addition of three coin-operated dry cleaning machines in an existing laundrette is a proper accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the addition of three coin-operated dry cleaning machines in an existing laundrette in a one-story brick store building, on premises at 1824 W. Addison Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Annie Richmond
 APPEARANCES FOR: Annie Richmond
 APPEARANCES AGAINST:

CAL. NO. 95-82-A
 MAP NO. 22-F
 MINUTES OF MEETING
 April 16, 1982

PREMISES AFFECTED— 9315 S. Wentworth Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Annie Richmond, for Minnie P. Smith, owner, filed March 18, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a one-story brick building on rear of lot, in an R3 General Residence District, on premises at 9315 S. Wentworth Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 12, 1982 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1982; 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 subject site has been occupied by business uses since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in the one-story brick building on rear of lot, on premises at 9315 S. Wentworth Avenue, upon condition that there shall be no automatic amusement machines on the premises; upon condition that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: Elijah Simmons
APPEARANCES FOR: Harry A. Eisenstein
APPEARANCES AGAINST:

CAL. NO. 96-82-A
MAP NO. 12-E
MINUTES OF MEETING
April 16, 1982

PREMISES AFFECTED— 4845 S. Indiana Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Elijah Simmons, for M. Einstein, owner, filed March 18, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy store in a one-story brick store building, in an R5 General Residence District, on premises at 4845 S. Indiana Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 3, 1982 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R5 General Residence District; that the proof presented indicates that the subject store is one unit of a multi-store complex which had been occupied by business uses since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the change of use to a candy store is a proper substitution of use under Section 6.4-7 of the zoning ordinance, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a candy store in the one-story brick store building, on premises at 4845 S. Indiana Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 9 P.M.; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: Roy C. Nichols
 APPEARANCES FOR: Roy C. Nichols
 APPEARANCES AGAINST:

CAL. NO. 97-82-A
 MAP NO. 18-D
 MINUTES OF MEETING
 April 16, 1982

PREMISES AFFECTED— 942 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
 John P. Kringas

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Roy C. Nichols, for Joe Scales, owner, filed March 24, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of an automobile repair shop in the one-story brick garage building at the rear of a lot improved with a residential building, in an R3 General Residence District, on premises at 942 E. 76th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 24, 1982 is: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-3." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1982; 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 non-conforming garage building on the subject site has been occupied as an automobile repair shop since its construction; 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 continued operation of an automobile repair shop in the one-story brick garage building at the rear of premises at 942 E. 76th Street, upon condition that there shall be no body work done on the premises; that all repair work shall be done within the garage structure; that the hours of operation shall be limited to the hours between 6:30 A.M. and 5 P.M., Mondays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: Dorothy J. Hood
 APPEARANCES FOR: Dorothy J. Hood
 APPEARANCES AGAINST:

CAL. NO. 98-82-A
 MAP NO. 16-F
 MINUTES OF MEETING
 April 16, 1982

PREMISES AFFECTED— 6509-11 S. Normal 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
 John P. Kringas

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Dorothy J. Hood, for the Vincent Real Estate, owner, filed March 24, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the sale of package liquor in an existing grocery store in a one-story brick store building, in an R4 General Residence District, on premises at 6509-11 S. Normal Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 22, 1982 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the non-conforming store on the subject site has been operated as a grocery and package liquor store since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the sale of package liquor in the store recently was discontinued although the sale of groceries continued; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the sale of package liquor in an existing grocery store in the one-story brick store building, on premises at 6509-11 S. Normal Boulevard, upon condition that all applicable ordinances of the City of Chicago and all statutory requirements of the State of Illinois shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: Charles L. Hickman
 APPEARANCES FOR: Charles L. Hickman
 APPEARANCES AGAINST:

CAL. NO. 99-82-A
 MAP NO. 10-E
 MINUTES OF MEETING
 April 16, 1982

PREMISES AFFECTED— 4105 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
 John P. Kringas

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Charles L. Hickman, for Edward Griffin, owner, filed March 18, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy store on the first floor of a one and two-story brick store and apartment building, in an R5 General Residence District, on premises at 4105 S. Indiana Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 18, 1982 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R5 General Residence District; that the proof presented indicates that the non-conforming store in the building on the subject site has been occupied by various business uses since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance, that in the year 1980 the Board approved the establishment of a fruit and vegetable market in the store; that the change of use to a candy store is a proper substitution under Section 6.4-7 of the zoning ordinance, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a candy store on the first floor of the one and two-story brick store and apartment building, on premises at 4105 S. Indiana Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 8:30 P.M., Mondays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: Pedro A. Espinosa
 APPEARANCES FOR: Pedro A. Espinosa
 APPEARANCES AGAINST:

CAL. NO. 100-82-A
 MAP NO. 3-K
 MINUTES OF MEETING
 April 16, 1982

PREMISES AFFECTED— 1401 N. Karlov Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Pedro A. Espinosa, owner, filed March 14, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the dispensing of ice cream in an existing grocery store on the first floor of a two-story brick store and apartment building, in an R3 General Residence District, on premises at 1401 N. Karlov Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 14, 1982 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence District in the non-conforming store in a two-story brick store and apartment building; that the appellant is operating a grocery store on the premises and is seeking a license to sell candy and ice cream cones; 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 dispensing of candy and ice cream in an existing grocery store on the first floor of a two-story brick store and apartment building, on premises at 1401 N. Karlov Avenue, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 8 P.M., Mondays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: John Murphy

CAL. NO. 101-82-A

APPEARANCES FOR: John Murphy

MAP NO. 1-I

APPEARANCES AGAINST:

MINUTES OF MEETING

April 16, 1982

PREMISES AFFECTED— 311 N. Sacramento Boulevard

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
John P. Kringas

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, John Murphy, owner, filed February 17, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of an automobile body shop in a two-story brick building, in an R4 General Residence District, on premises at 311 N. Sacramento Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 5, 1982 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R4 General Residence District; that the proof presented indicates that on July 28, 1947 the Board permitted the establishment of an automobile repair shop in the building on the subject site with certain limitations; that the automobile repair shop may continue to operate provided it complies with the conditions established by the Board, 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 continued operation of an automobile body shop in the two-story brick building, on premises at 311 N. Sacramento Boulevard, upon condition that all repair work shall take place within the garage building; that there shall be no repair work nor storage of materials outside the building; that the sign indicating junk auto storage yard shall be removed; that the hours of operation shall be limited to the hours between 8 A.M. and 7 P.M., Mondays through Fridays, from 8 A.M. until 1 P.M. on Saturdays with no operations on Sundays or on recognized national holidays; 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: Joan D. Wynne

CAL. NO. 53-82-A

APPEARANCES FOR:

MAP NO. 26-H

APPEARANCES AGAINST:

MINUTES OF MEETING
April 16, 1982

PREMISES AFFECTED— 10318 S. Prospect Avenue.

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

ACTION OF BOARD—

THE VOTE

Case continued until
May 21, 1982.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Cracker Jack Company

CAL. NO. 58-82-S

APPEARANCES FOR: Walter Marquardt

MAP NO. 16-K

APPEARANCES AGAINST:

MINUTES OF MEETING

April 16, 1982

PREMISES AFFECTED— 6501-49 S. Cicero Avenue.

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, the Cracker Jack Company, for Herbert Levin, owner, filed February 2, 1982, 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 6501-49 S. Cicero Avenue, for the use of a business located at 4800 W. 66th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 29, 1981 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 8.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on March 12 and April 16, 1982 after due notice thereof by publication in the Chicago Sun-Times on February 22, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B2-1 Restricted Retail District; that the proof presented indicates that a parking lot at this location is necessary for the public convenience to accommodate the employees of the applicant company; that the public health, safety and welfare will be adequately protected in the design and operation of the parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed use will be compatible with the type of improvements on S. Cicero Avenue and will not cause substantial injury to the value of other property in the neighborhood, it is therefore

RESOLVED, that the application 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 6501-49 S. Cicero Avenue, for the use of a business located at 4800 W. 66th Street, upon condition that no use shall be made of the premises for the

MINUTES OF MEETING

April 16, 1982

Cal. No. 58-82-S

purpose requested until the following conditions shall have been complied with: that the said lot shall be used solely for the parking of private passenger automobiles of the employees of the applicant company and that no commercial vehicles shall be parked upon the 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; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that the drainage shall not run directly into city streets; that a cyclone fence shall be installed along the east property line; that concrete curbing or guard rails shall be erected on the periphery of the surfaced area; that lighting shall be provided which will be deflected away from abutting residential properties; that ingress and egress shall be from S. Cicero Avenue; that the alley abutting the facility may 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 may be operated 24 hours a day; that the lot shall be securely locked at all times the applicant company 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 the provisions of this resolution have been complied with.

MINUTES OF MEETING

April 16, 1982

Cal. No. 227-79-Z

Mr. John J. George, for Anne Cascio, presented a request for an extension of time in which to obtain permits for the erection of a three-story brick 29-unit townhouse whose front yard will range from 1 to 3 feet instead of 8 feet and whose rear yard will be 20 instead of 30 feet, on premises at 2300-58 N. Lakewood Avenue, for which a variation of the zoning ordinance was granted on September 28, 1979, Cal. No. 227-79-Z, and for which extensions of time were granted on March 20, 1981 and September 25, 1981.

Chairman Guthman moved that the request be granted and the time extended until September 28, 1982. The motion prevailed by yeas and nays as follows:

Yeas- Guthman, Cullen, Howlett and Keane. Absent- Kringas.

Nays- None.

MINUTES OF MEETING

April 16, 1982
Cal. No. 40-82-A

Mr. Roderick C. Ciombor, for Guillermo M. Guzman, owner, presented a request to file an amended appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a two-story frame building as three apartments, on premises at 4858 S. Wood Street, the Board having denied the appeal on February 19, 1982, in Cal. No. 40-82-A.

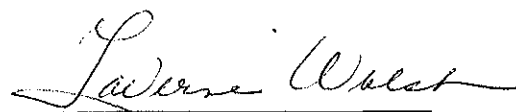
Chairman Guthman moved that the request be granted and the appellant be permitted to file a new appeal. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING
April 16, 1982

Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on May 21, 1982.


Secretary