

MINUTES OF THE SPECIAL MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, August 17, 1984

at 2:00 P.M.

The following were present and constituted a quorum:

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

MINUTES OF MEETING

August 17, 1984

Mr. Keane moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on July 27, 1984 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

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

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

APPLICANT: X-L Disposal Corp. CAL. NO. 265-83-S
 APPEARANCES FOR: Jerome H. Torshen MAP NO. 26-G
 APPEARANCES AGAINST: Wilson Frost, Michael Sheahan, Glenn Azuma MINUTES OF MEETING
 August 17, 1984
 NORTHWESTERLY PORTION OF BUILDING 3 LOCATED WITHIN THE
 BEVERLY INDUSTRIAL PARK IN THE AREA BOUNDED BY W. 105TH STREET, S. THROOP
 STREET, W. 107TH STREET AND THE CHICAGO ROCK ISLAND & PACIFIC RAILROAD
 SUBJECT— commonly known as 1357 W. 105th Street
 Application for the approval of a special use.
 ACTION OF BOARD—

THE VOTE

Application denied.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, X-L Disposal Corp, for Winnetka Bank, Tr. #R-144, on August 12, 1983, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a waste transfer station, in an M2-3 General Manufacturing District, on premises in the northwesterly portion of Building 3 located within the Beverly Industrial Park in the area bounded by W. 105th Street, S. Throop Street, W. 107th Street, and the Chicago Rock Island & Pacific Railroad, commonly known as 1357 W. 105th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 15, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 19 A of the Municipal Code of Chicago, specifically, Sections 10.3-2, 10.4-2(4) and 11.10-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on August 17, 1984 after due notice thereof by publication in the Chicago Tribune on August 29, 1983

WHEREAS, the district maps show that the premises are located in an M2-3 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 in this case that the proposed use is to be located in an M2-3 General Manufacturing District; that the proof presented indicates that on May 19, 1984, Calendar Number 186-84-S, the Board granted a special use to the applicant for the establishment of a waste transfer station on a 5.88 acre site located at 16 W. 64th Street, finding, in part, that the use would be located in a sparsely-improved railroad yard area far removed from residential uses or residential zoning and would not cause injury to the value of surrounding properties; that the proposed use is located in an approximately 30,000 square foot area within a 19-acre industrial park; that the establishment of a waste transfer station is not necessary for the public convenience at this location in that the recently approved waste transfer site at 16 W. 64th Street and other existing sites operated by the applicant are presently sufficient to service the waste disposal needs of nearby communities; that the public health, safety and welfare would not be adequately protected; that no evidence was presented that conclusively established that the proposed use would not create rodent and odor problems in the community; that the establishment of a waste transfer station occupying 30,000 square feet of a 19-acre

MINUTES OF MEETING

August 17, 1984

Cal. No. 265-83-S

industrial park would jeopardize future commercial development within the industrial park complex; and that the establishment of this proposed use would be deleterious to property values in the East Beverly residential community and threaten the marketability of properties in the area; it is therefore

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

MINUTES OF MEETING

August 17, 1984
Cal. No. 102-84-S and
Cal. No. 228-84-S

Mr. John J. Lawlor, for The Woodlawn Organization, presented a request to amend the resolution adopted by the Zoning Board of Appeals on July 27, 1984, Cal. No. 102-84-S, in which the Board approved a special use application permitting the establishment of a transitional shelter facility on the fourth floor of a four-story brick school building, on premises at 1447 E. 65th Street.

The applicant requests that the order be amended to reflect that the location of the transitional shelter facility is on the third floor of the building on the site, as indicated in the record of the proceedings. Due to a clerical error the order indicated that the shelter would be located on the fourth floor.

Mr. Lawlor also requested that the resolution adopted by the Zoning Board of Appeals on July 27, 1984, Cal. No. 228-84-S, be amended where reference is made to the transitional shelter facility approved by the Board in Cal. No. 204-84-S, indicating that said shelter will be located on the third floor of the building on the site and not on the fourth floor.

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

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

MINUTES OF MEETING
August 17, 1984

Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on August 24, 1984.

Marwan Rest
Secretary

MINUTES OF MEETING

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, August 24, 1984

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

The following were present and constituted a quorum:

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

MINUTES OF MEETING

July 24, 1984

Mr. Keane moved that the Board approve the record of the proceedings of the special meeting of the Zoning Board held on August 17, 1984 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

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

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

APPLICANT: Joseph W. Casserly, City Architect
 APPEARANCES FOR: Dennis Walaski
 APPEARANCES AGAINST: Don Vetsch, Armon Schmidt

CAL. NO. 280-84-S
 MAP NO. 14-K
 MINUTES OF MEETING
 August 24, 1984

PREMISES AFFECTED— 4014-24 W. 63rd Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Joseph W. Casserly, City Architect, for the Chicago Public Library, owner, on July 31, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a public library, in a B2-1 Restricted Retail District, on premises at 4014-24 W. 63rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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 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 August 24, 1984 after due notice thereof by publication in the Chicago Tribune on August 6, 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 in this case that the proposed use is to be located in a B2-1 Restricted Retail District; that the proof presented indicates that the proposed 10,000 square foot public library is necessary for the public convenience at this location to replace a 4,000 square foot store-front branch library located directly south of the subject site; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use which provides for landscaping and off-street parking; and that the proposed use is compatible with existing improvements in the area and will not be deleterious 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 public library, on premises at 4014-24 W. 63rd Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 9 P.M., Mondays through Fridays, and 9 A.M. and 5 P.M., Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Yasbick Properties, an Illinois limited partnership

CAL. NO. 281-84-S

APPEARANCES FOR: Robert S. Blatt

MAP NO. 11-I

MINUTES OF MEETING
August 24, 1984

APPEARANCES AGAINST:

PREMISES AFFECTED-- 4724 N. Western 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, Yasbick Properties, an Illinois limited partnership, for LaSalle National Bank, Tr. #107869, owner, on July 9, 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 to fulfill the parking requirements for a proposed paint store to be erected at 4738 N. Western Avenue, in a B5-2 General Service District, on premises at 4724 N. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, Section 8.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 24, 1984, after due notice thereof by publication in the Chicago Tribune on August 6, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B5-2 General Service District; that the proof presented indicates that on May 17, 1974 the Board approved a special use for the establishment of an off-site parking lot on the subject site to fulfill the parking requirements for an addition to a bank located at 4800-06 N. Western Avenue, Calendar No. 109-74-S; that the bank has made provision for that parking on site; that the proposed use is necessary for the public convenience at this location to fulfill the parking requirements for a proposed 10,000 square foot paint store to be erected at 4738 N. Western Avenue, which building will cover the entire lot; that the public health, safety and welfare will be adequately protected in the design, location and operation of the parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed use which has been established since 1974 is compatible with the existing uses in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

MINUTES OF MEETING

August 24, 1984

Cal. No. 281-84-S

Zoning Administrator is authorized to approve the establishment of an off-site accessory parking lot for the parking of private passenger automobiles to fulfill the parking requirements for a proposed paint store to be erected at 4738 N. Western Avenue, on premises at 4724 N. Western 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; 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 ingress and egress shall be from N. Western Avenue; that the alley abutting the facility shall not be used for ingress nor for egress; that guard rails shall be erected on the periphery of the parking area; that the hours of operation of the parking lot shall be limited to the hours of operation of the proposed paint store to be erected at 4738 N. Western Avenue; that the lot shall be securely locked at all other times; that the driveway 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 shall have been complied with; and be it further

RESOLVED, that this parking lot which fulfills the parking requirements for a proposed paint store at 4738 N. Western Avenue shall at all times be subject to Section 5.8-5 of the zoning ordinance.

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

APPLICANT: Catholic Charities of the Archdiocese of Chicago
 APPEARANCES FOR: Glenn Azuma
 APPEARANCES AGAINST:

CAL. NO. 282-84-S
 MAP NO. 1-F
 MINUTES OF MEETING
 August 24, 1984

PREMISES AFFECTED— 641 N. LaSalle 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, Catholic Charities of the Archdiocese of Chicago, for Martin Oil Marketing, Ltd., an Illinois limited partnership, owner, on July 24, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an accessory off-site parking lot for the parking of private passenger automobiles, in a C2-5 General Commercial District, on premises at 641 N. LaSalle Street, for use by employees, clients and visitors of the Catholic Charities Building located at 721 N. LaSalle Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, Section 9.11-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 24, 1984 after due notice thereof by publication in the Chicago Tribune on July 6, 1984; and

WHEREAS, the district maps show that the premises are located in a C2-5 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 in this case that the proposed use is to be located in a C2-5 General Commercial District; that the proof presented indicates that the proposed parking lot is necessary for the public convenience at this location to provide 48 off-street parking spaces for the employees of the Catholic Charities building located at 721 N. LaSalle Street; that the public health, safety and welfare will be adequately protected in the design and operation of the said parking lot to be improved and operated under the conditions hereinafter set forth; that the said parking lot will be compatible with the existing 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 establishment of an accessory off-site parking lot for the parking of private passenger automobiles, on premises at 641 N. LaSalle Street, for use by employees only of the Catholic Charities Building located at 721 N. LaSalle Street, upon condition that no use shall be made of the lot for the purpose requested until the following condition

MINUTES OF MEETING

August 24, 1984

Cal. No. 282-84-S

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; that the lot shall be enclosed with a six foot high cyclone fence; that striping shall be provided; that each parking space shall contain a six inch high concrete wheel stop; 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 ingress and egress shall be from W. Erie Street; that the hours of operation of the proposed parking lot shall be limited to the hours between 8:30 A.M. and 4:30 P.M., Monday through Saturday; that there shall be an automatic card-operated gate at the entrance of the parking lot; that the lot shall be securely locked at all other times when not in operation; that the driveway 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 permit 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 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; and be it further

RESOLVED, that the use of the premises as a parking lot shall terminate ten years from the date hereof, on August 24, 1994, subject to the condition that the Zoning Board of Appeals shall retain jurisdiction over this application during the entire term and shall undertake an interim review of this matter in August, 1989, without further public notice of public hearing, for the purpose of determining whether the conditions of this resolution are being complied with at such date, notice of review to be given to the applicant, which notice shall include a time and place at which the applicant may present evidence.

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

APPLICANT: Ray Venture, Ltd.
 APPEARANCES FOR: Kenneth M. Zak
 APPEARANCES AGAINST:

CAL. NO. 283-84-Z
 MAP NO. 1-M
 MINUTES OF MEETING
 August 24, 1984

PREMISES AFFECTED— 5441-45 W. Gale Street

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

ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Ray Venture, Ltd., for Parkway Bank & Trust Co., Tr. #6833, owner, on July 5, 1984, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a three-story ten-dwelling unit building on a triangularly shaped lot whose southeasterly side yard is 6 ft. instead of 11.8 ft. and whose northeasterly rear yard ranges from 4 ft. to 35 ft. instead of 30 ft., on premises at 5441-45 W. Gale Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 22, 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 August 24, 1984 after due notice thereof by publication in the Chicago Tribune on July 6, 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 in this case that 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 lot area permits ten dwelling units but that the triangular shape of the lot prevents the erection of a three-story structure without the requested variations; that the plight of the owner is due to unique circumstances in that a ten-unit building decreased in lot coverage and increased in height could be erected in compliance with yard requirements of the zoning ordinance but would not be in keeping with existing improvements in the area; and that the variations, if granted, will not alter the essential character of the locality and that the requested variations are minimal in nature when compared to the over-all set backs of the proposed three-story irregularly-shaped building and will not impair an adequate supply of light and air to adjacent properties; it is therefore

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

MINUTES OF MEETING

August 24, 1984

Cal. No. 283-84-Z

it, does hereby made a variation in the application of the district regulations and that a variation be and it hereby is granted to permit the erection of a three-story ten-dwelling unit building on a triangularly-shaped lot whose southeasterly side yard is 6 ft. instead of 11.8 ft. and whose northeasterly rear yard ranges from 4 ft. to 35 ft. instead of 30 ft., on premises at 5441-45 W. Gale 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: Circle Community Center
 APPEARANCES FOR: James G. Godlewski
 APPEARANCES AGAINST:

CAL. NO. 284-84-S
 MAP NO. 1-M
 MINUTES OF MEETING
 August 24, 1984

PREMISES AFFECTED— 5600 W. Washington Boulevard and 118 N. Central 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, Circle Community Center, for the Chicago Board of Education, owner, on June 22, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a community center in two three-story brick buildings formerly used as a school and convent, in an R4 General Residence District, on premises at 5600 W. Washington Boulevard and 118 N. Central Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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 7.4-4 and 7.4-1(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 24, 1984 after due notice thereof by publication in the Chicago Tribune on August 6, 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 in this case that 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 community organization founded in 1975 and serves as an umbrella organization for several related service providers in this South Austin neighborhood which provide family counseling, health services, youth development and educational programs, housing rehabilitation, legal and day care services; that the proposed use is necessary for the public convenience at this location to continue to provide services to this community which are now being conducted at 440 N. Mayfield Avenue, which site is no longer adequate; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected in that the buildings have been unoccupied since 1980 and will be renovated in two phases with the unused portions sealed off and secured; and that the unsightly and vandalized buildings will be restored so as to remove a blight in the neighborhood and will, in fact, enhance the value of the properties in the surrounding area; it is therefore

RESOLVED, that a special use be and it hereby is approved and the Zoning Administrator

MINUTES OF MEETING

August 24, 1984

Cal. No. 284-84-S

is authorized to approve the establishment of a community center in two three-story brick buildings formerly used as a school and convent, on premises at 5600 W. Washington Boulevard and 118 N. Central Avenue; upon condition that the use of the premises shall be for the aforementioned services only; that one parking space for every three employees plus any additional parking as may be required by the Department of Planning 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: Faith Outreach Christian Center
 APPEARANCES FOR: Steven M. Rogers
 APPEARANCES AGAINST: Thomas Ewers

CAL. NO. 285-84-S
 MAP NO. 20-H
 MINUTES OF MEETING
 August 24, 1984

PREMISES AFFECTED— 1938-50 W. 87th Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application denied.

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

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

THE RESOLUTION:

WHEREAS, Faith Outreach Christian Center, for Christine Maheras, owner, on June 29, 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 the east 40 ft. of a one-story brick store building, in a B2-1 Restricted Retail District; on premises at 1938-50 W. 87th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 29, 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 August 24, 1984 after due notice thereof by publication in the Chicago Tribune on August 6, 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 in this case that the proposed use is to be located in a B2-1 Restricted Retail District; that it is proposed to locate the church in the east 40 feet of a one-story brick store building which contains several operating business uses; that on August 15, 1975, Cal. No. 186-75-S, the Board denied a special use request to establish a church in a one-story brick building directly across the street from the subject site building, finding, in part, that the establishment of a church at that location would cause substantial injury to the value of other property in the neighborhood, which decision was affirmed by the Circuit Court of Cook County on August 29, 1978, No. 75L17618; that no proof was presented to indicate that the establishment of a church at the subject site would not cause substantial injury to the value of other property in the neighborhood; that a church at this location is not compatible with the business character of W. 87th Street; and that the establishment of a church at this location is not in the public interest in that the future development of permitted uses in the district would be restricted; it is therefore

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

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

APPLICANT: Schenck & Associates

CAL. NO. 286-84-S

APPEARANCES FOR:

MAP NO. 12-M

APPEARANCES AGAINST:

MINUTES OF MEETING
August 24, 1984

PREMISES AFFECTED— 4835 N. Austin Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
September 21, 1984.

THE VOTE

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Ronald Kozil

CAL. NO. 287-84-Z

APPEARANCES FOR:

MAP NO. 17-I

APPEARANCES AGAINST:

MINUTES OF MEETING
August 24, 1984

PREMISES AFFECTED— 2647 W. Lunt Avenue

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

ACTION OF BOARD—

THE VOTE

Case continued to
September 21, 1984.

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: 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

PREMISES AFFECTED— 2330 N. Kedzie Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
September 21, 1984
for rebuttal.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPLICANT: General Parking Corporation
 APPEARANCES FOR: Steven N. Klein
 APPEARANCES AGAINST:

CAL. NO. 289-84-S
 MAP NO. 1-E
 MINUTES OF MEETING
 August 24, 1984

PREMISES AFFECTED— 2-30 E. Grand 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
Jack Guthman	Abstain		
George J. Cullen	x		
Michael J. Howlett	x		
Thomas P. Keane	x		

THE RESOLUTION:

WHEREAS, General Parking Corporation, for Chicago Title & Trust Co., Tr. #64278, owner, on August 2, 1984, filed an application for the approval of the location and the establishment of a public parking lot for the parking of private passenger automobiles, in a C3-6 Commercial-Manufacturing District; on premises at 2-30 E. Grand Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 2, 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 9.4-3(6);

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 24, 1984 after due notice thereof by publication in the Chicago Tribune on August 6, 1984; and

WHEREAS, the district maps show that that the premises are located in a C3-6 Commercial-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 in this case that the proposed use is to be located in a C3-6 Commercial-Manufacturing District; that on December 19, 1980 the Board granted a special use to the applicant for the establishment of a public parking lot at 20-26 E. Grand Avenue and 530-38 N. Wabash Avenue with a termination date of December 31, 1983 in Calendar No. 345-80-S, which lot is the eastern part of the subject site; that the proof presented indicates that a parking lot at this location is necessary for the public convenience in that this is a high density area with a great need for public parking; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot, with a terminal date of August 24, 1989, with a interim review by the Board in August, 1987, 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 permit the establishment of a public parking lot for the parking of private passenger automobiles, on premises at 2-30 E. Grand Avenue, upon condition

MINUTES OF MEETING

August 24, 1984

Cal. No. 289-84-S

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 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 chain-link fence and concrete curbing shall be erected on the periphery of the surfaced area; that lighting shall be provided; that ingress and egress shall be from E. Grand Avenue, N. State Street and N. Wabash Avenue; that the public alley abutting the lot 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 hours of operation of the parking lot shall be limited to the hours between 7 A.M. and Midnight; that for special events the hours may be extended; that the lot shall be securely locked at all times it is not in operation; and that all applicable ordinances of the City of Chicago shall be complied with before a permit 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; and be it further

RESOLVED, that the use of the premises as a parking lot shall terminate five years from the date hereof, on August 24, 1989, subject to the condition that the Zoning Board of Appeals shall retain jurisdiction over this application during the entire term and shall undertake an interim review of this matter in August, 1987, without further public notice of public hearing, for the purpose of determining whether the conditions of this resolution are being complied with at such date, notice of such review to be given to the applicant, which notice shall include a time and place at which the applicant may present evidence.

APPLICANT: General Parking Corporation
 APPEARANCES FOR: Steven N. Klein
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 1-9 E. Ohio Street and 543-51 N. State Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 290-84-S
 MAP NO. 1-E
 MINUTES OF MEETING
 August 24, 1984

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
Abstain		
x		
x		
x		

THE RESOLUTION:

WHEREAS, General Parking Corporation, for LaSalle National Bank, Tr. #54737, owner, on August 2, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a public parking lot for the parking of private passenger automobiles, in a B7-6 General Central Business District, on premises at 1-9 E. Ohio Street and 543-51 N. State Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 2, 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 8.4-7(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 24, 1984 after due notice thereof by publication in the Chicago Tribune on August 6, 1984; and

WHEREAS, the district maps show that the premises are located in a B7-6 General Central Business 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 in this case that the proposed use is to be located in a B7-6 General Central Business District; that the proof presented indicates that a parking lot at this location is necessary for the public convenience in that this is a high density area with a great need for public parking; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot, with a terminal date of August 24, 1989, with an interim review by the Board in August, 1987, 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 permit the establishment of a public parking lot for the parking of private passenger automobiles, on premises at 1-9 E. Ohio Street and 543-51 N. State 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

MINUTES OF MEETING

August 24, 1984

Cal. No. 290-84-S

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 chain link fence and concrete curbing shall be erected on the periphery of the surfaced area; that lighting shall be provided; that ingress and egress shall be from E. Ohio Street; that the public alley abutting the subject site 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 hours of operation of the lot shall be limited to the hours between 7 A.M. and Midnight; that for special events the hours may be extended; that the lot shall be securely locked at all times it is not in operation; and that all applicable ordinances of the City of Chicago shall be complied with before a permit 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; and be it further

RESOLVED, that the use of this premises as a parking lot shall terminate five years from the date hereof, on August 24, 1989, subject to the condition that the Zoning Board of Appeals shall retain jurisdiction over this application during the entire term and shall undertake an interim review of this matter in August, 1987, without further public notice of public hearing, for the purpose of determining whether the conditions of this resolution are being complied with at such date, notice of such review to be given to the applicant, which notice shall include a time and place at which the applicant may present evidence.

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

APPLICANT: Tommie and Connie Easter
 APPEARANCES FOR: Tommie Easter
 APPEARANCES AGAINST:

CAL. NO. 291-84-A
 MAP NO. 26-F
 MINUTES OF MEETING
 August 24, 1984

PREMISES AFFECTED— 10834 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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Tommie and Connie Easter, owners, on July 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 as four dwelling units, in an R3 General Residence District, on premises at 10834 S. Wentworth Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 22, 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 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 24, 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 in this case that 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 four dwelling units since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellants have a right to continue the occupancy of the building as four dwelling units, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of a four-story frame building, on premises at 10834 S. Wentworth Avenue, as four dwelling units, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Jerry L. Marshall
 APPEARANCES FOR: Jerry L. Marshall
 APPEARANCES AGAINST:

CAL. NO. 292-84-A
 MAP NO. 4-K
 MINUTES OF MEETING
 August 24, 1984

PREMISES AFFECTED— 1258 S. Keeler Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Jerry L. Marshall, for Henry Marshall, owner, on July 30, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a one-story brick store and apartment building, in an R4 General Residence, on premises at 1258 S. Keeler Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, 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 August 24, 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 in this case that the proposed use is to be located in an R4 General Residence District; that the proof presented indicates the one-story brick non-conforming store and apartment building on the subject site is original construction and has been occupied with business uses since prior to the time of the passage of the 197 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 a one-story brick store and apartment building, on premises at 1258 S. Keeler Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 8 P.M., daily; that there shall be no automatic amusement machines on the premises; that no alcoholic beverages shall be sold on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Ronald Gogola
 APPEARANCES FOR: Ronald Gogola
 APPEARANCES AGAINST:

CAL. NO. 293-84-A
 MAP NO. 5-H
 MINUTES OF MEETING
 August 24, 1984

PREMISES AFFECTED— 2351 W. Moffat 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, Ronald Gogola, owner, on July 10, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a one-and-a-half story brick building as two-dwelling units, in an M1-2 Restricted Manufacturing District, on premises at 2351 W. Moffat Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, Section 10.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 24, 1984; 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 in this case that the said use is located in an M1-2 Restricted Manufacturing District; that the proof presented indicates that the building on the subject site has been occupied as two-dwelling units since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as two dwelling units, provided that 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 a one-and-a-half story brick building, on premises at 2351 W. Moffat Street, as two dwelling units, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Arturo Cordero
 APPEARANCES FOR: Elliott D. Rosen
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 2701-11 W. Belden Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 294-84-A
 MAP NO. 5-I
 MINUTES OF MEETING
 August 24, 1984

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, Arturo Cordero, for Northwest National Bank, Tr. #10-054410-5, owner, on June 18, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a three-story brick building as 14 dwelling units, in a C1-1 Restricted Commercial District, on premises at 2701-11 W. Belden Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered 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 9.6-1(1), 9.11-1(8), 9.3-1(1) and 11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 24, 1984; 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 in this case that the said use is located in a C1-1 Restricted Commercial District; that the proof presented indicates that the building on the subject site has been occupied as 14 dwelling units since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as 14 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 a three-story brick building, on premises at 2701-11 W. Belden Street, as 14 dwelling units, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Juan Quinones
 APPEARANCES FOR: Warren E. Spitz
 APPEARANCES AGAINST:

CAL. NO. 295-84-A
 MAP NO. 3-J
 MINUTES OF MEETING
 August 24, 1984

PREMISES AFFECTED— 1524 N. Hamlin Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Juan Quinones, owner, on July 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a two-story and basement brick building as four dwelling units, in an R3 General Residence District, on premises at 1524 N. Hamlin Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 10, 1984 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194 A of the Municipal Code of Chicago, specifically, Sections 7.5-3 and 7.12-1."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 24, 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 in this case that 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 four dwelling units, with on-site parking for two automobiles, since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as four dwelling, with on-site parking for two automobiles, 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 a two-story and basement brick building, on premises at 1524 N. Hamlin Avenue, as four dwelling units, with on-site parking for two automobiles, 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: Curtis Horton
 APPEARANCES FOR: Curtis Horton
 APPEARANCES AGAINST:

CAL. NO. 296-84-A
 MAP NO. 2-H
 MINUTES OF MEETING
 August 24, 1984

PREMISES AFFECTED— 2300 W. Adams Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Curtis Horton, owner, on June 20, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a two- and-a-half story brick building as 13 lodging rooms, in a C1-3 Restricted Commercial District, on premises at 2300 W. Adams Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 11, 1984 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 24, 1984; 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 in this case that the said use is located in a C1-3 Restricted Commercial District; that the proof presented indicates that the two-and-a-half story non-conforming brick building contained seven apartments with kitchen facilities at the time of purchase by the appellant in 1947; that the building on the subject site has been occupied as seven 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 the occupancy of the building as seven 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 a two-and-a-half story brick building, on premises at 2300 W. Adams Street, as seven dwelling units, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Ray Koporc
 APPEARANCES FOR: Ray Koporc
 APPEARANCES AGAINST:

CAL. NO. 297-84-A
 MAP NO. 9-G
 MINUTES OF MEETING
 August 24, 1984

PREMISES AFFECTED— 1051 W. Cornelia Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Ray Koporc, owner, on July 16, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of the rear one-and-a-half story frame single family dwelling into two dwelling units on a lot improved additionally with a three-story brick and frame three-dwelling unit building, with no provision for off-street parking, in an R4 General Residence District, on premises at 1051 W. Cornelia Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 10, 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 7.12-1 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 August 24, 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 in this case that the said use is located in an R4 General Residence District; that the proof presented indicates that the building at the rear of the lot has contained two dwelling units and the building on the front of the lot has contained three dwelling units prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance with an area at the rear of the lot for parking of two automobiles; that the appellant has a right to continue the occupancy of the one-and-a-half story frame building at the rear of the lot as two dwelling units with provision for two off-street parking spaces, 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 one-and-a-half story frame building at the rear of the lot, on premises at 1051 W. Cornelia Avenue, as two dwelling units, on a lot improved additionally with a three-story brick and frame dwelling unit building, with provision for two off-street parking spaces, 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: Ethel Fisher
 APPEARANCES FOR: Ethel Fisher
 APPEARANCES AGAINST:

CAL. NO. 298-84-A
 MAP NO. 26-G
 MINUTES OF MEETING
 August 24, 1984

PREMISES AFFECTED-- 1122 W. 105th 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, Ethel Fisher, owner, on July 19, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a one-story brick building as two dwelling units, in an R2 Single Family Residence District, on premises at 1122 W. 105th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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 7.3-2, 7.3-1(1) and 7.5-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 24, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R2 Single Family Residence District; that the proof presented indicates that the one-story brick building was erected prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance and contained two living units, each having a separate kitchen facility and ingress and egress; that the appellant presently occupies the building with her daughter as a "family" as defined in Article 3 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the one-story brick building with two separate kitchen facilities, on premises at 1122 W. 105th Street, as two dwelling units, upon condition that the occupancy of the building is and shall hereafter be by members of a "family" as defined in Article 3 of the zoning ordinance, and that all applicable ordinances of the City of Chicago shall be complied with.

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

APPLICANT: Michael Andrusenki
 APPEARANCES FOR: Michael Andrusenki
 APPEARANCES AGAINST:

CAL. NO. 299-84-A
 MAP NO. 7-J
 MINUTES OF MEETING
 August 24, 1984

PREMISES AFFECTED— 3801 W. Diversey Avenue

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Michael Andrusenki, owner, on July 3, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a food purveyor license for the sale of packaged snacks in an existing tavern, in an R3 General Residence District, on premises at 3801 W. Diversey Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 2, 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 August 24, 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 in this case that the proposed use is to be located in an R3 General Residence District in an existing non-conforming tavern on the subject site; that the purveying of packaged snacks to customers of the existing tavern is an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a food purveyor license for the sale of packaged snacks in an existing tavern, on premises at 3801 W. Diversey Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Richard Ruiz
APPEARANCES FOR: Richard Ruiz
APPEARANCES AGAINST:

CAL. NO. 300-84-A
MAP NO. 1-H
MINUTES OF MEETING
August 24, 1984

PREMISES AFFECTED— 1900 W. Erie 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. Cullon
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Richard Ruiz, owner, on July 3, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a food purveyor and milk license for an existing grocery store in a three-story brick store and apartment building, in an R3 General Residence District, on premises at 1900 W. Erie Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 13, 1984 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 24, 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 in this case that the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that the appellant purchased the subject site in the latter part of 1981; that the building contained a grocery store which had a 1981 food purveyor license but had been closed a few months; that the appellant remodeled the grocery store and made application for appropriate licenses; that city inspectors approved the grocery store's condition and assured the appellant that the licenses would be mailed out, which were never received; that the appellant has operated a grocery store in the subject building since 1982 and is seeking current food purveyor and milk licenses; 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 food purveyor and milk license for an existing grocery store in a three-story brick store and apartment building, on premises at 1900 W. Erie Street, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 9 P.M., Mondays through Sundays; that there shall be no automatic amusement machines on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before licenses are issued

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

APPLICANT: Roberto Arocho

CAL. NO. 301-84-A

APPEARANCES FOR:

MAP NO. 11-H

APPEARANCES AGAINST:

MINUTES OF MEETING
August 24, 1984

PREMISES AFFECTED— 1610 W. Montrose Avenue

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

ACTION OF BOARD—

Case continued to
September 21, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: John Nickeas
 APPEARANCES FOR: John Nickeas
 APPEARANCES AGAINST:

CAL. NO. 302-84-A
 MAP NO. 11-H
 MINUTES OF MEETING
 August 24, 1984

PREMISES AFFECTED— 1754 W. Montrose Avenue and 4400 N. Hermitage Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, John Nickeas, for Bernard Rosenfeld, owner, on July 19, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a carry-out restaurant in the store on the first floor of a two-story brick store and apartment building, in an R4 General Residence District, on premises at 1754 W. Montrose Avenue and 4400 N. Hermitage Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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 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 August 24, 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 in this case that the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the non-conforming store in the building on the subject site has been previously occupied by business uses, the last use having been a beauty shop; that the change of use to a carry-out restaurant which is similar to a delicatessen 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 carry-out restaurant in the store on the first floor of a two-story brick store and apartment building, on premises at 1754 W. Montrose Avenue and 4400 N. Hermitage Avenue, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 10 P.M., Mondays through Saturdays, and 12 Noon and 5 P.M., Sundays; that there shall be no table service 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 a permit is issued.

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

APPLICANT: Zbigniew Kaminski
 APPEARANCES FOR: Zbigniew Kaminski
 APPEARANCES AGAINST:

CAL. NO. 303-84-A
 MAP NO. 3-G
 MINUTES OF MEETING
 August 24, 1984

PREMISES AFFECTED— 1543 W. Division Street

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

ACTION OF BOARD—

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Zbigniew Kaminski, owner, on July 23, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a second-hand dealer license for an existing resale shop in a store in a two-story brick commercial building, in a B2-2 Restricted Retail District, on premises at 1543 W. Division Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 14, 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 August 24, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B2-2 Restricted Retail District; that the subject resale shop, a B4 use, has existed for some time; that the site was down-zoned from B5 to B2 on December 4, 1980; 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 second-hand dealer license for an existing resale shop in a store in a two-story brick commercial building, on premises at 1543 W. Division Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 5 P.M., Mondays through Saturdays; 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 license is issued.

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

APPLICANT: Jimmy Lopez
 APPEARANCES FOR: Jimmy Lopez
 APPEARANCES AGAINST:

CAL. NO. 304-84-A
 MAP NO. 16-I
 MINUTES OF MEETING
 August 24, 1984

PREMISES AFFECTED— 2557 W. 63rd 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, Jimmy Lopez, for Joseph D. Getto, owner, on July 10, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a motor vehicle repair license for the establishment of a tire repair shop 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 2557 W. 63rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 29, 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 8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 24, 1984; and

WHEREAS, the district maps show that the premises are located in an 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 previously occupied by an upholstery shop, a B4 use; that the change of use to a tire repair and sales shop is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a motor vehicle repair license for the establishment of a tire repair and sales shop only in a store on the first floor of a three-story brick store and apartment building, on premises at 2557 W. 63rd Street, upon the condition that the use of the motor vehicle repair license shall be limited to the sale and repair of tires only and not for general automotive repair; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: John L. Billings
 APPEARANCES FOR: John L. Billings
 APPEARANCES AGAINST:

CAL. NO. 305-85-A
 MAP NO. 18-F
 MINUTES OF MEETING
 August 24, 1984

PREMISES AFFECTED— 7233 S. Halsted 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, John L. Billings, for Eugene Billings, owner, on June 28, 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 building, in a B2-2 Restricted Retail District, on premises at 7233 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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 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 August 24, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B2-2 Restricted Retail District in an existing automobile garage building on the subject site; that the proof presented indicates that an automobile repair shop has been in operation at the subject site for the past 15 years; that the down-zoning of the property on March 2, 1982 made the use of the premises non-conforming; 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 building, on premises at 7233 S. Halsted Street, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 7 P.M., Mondays through Saturdays; that there shall be no body or fender work, spray painting or engine rebuilding 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: Airport Glass and Mirror Co., Inc.
 APPEARANCES FOR: William R. Steinle
 APPEARANCES AGAINST:

CAL. NO. 306-84-A
 MAP NO. 14-K
 MINUTES OF MEETING
 August 24, 1984

PREMISES AFFECTED— 6101-17 S. Cicero Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Board.

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, Airport Glass and Mirror Co., Inc., for William R. Steinle, owner, on June 26, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a motor vehicle repair license for motor vehicle glass replacement conducted in conjunction with an existing glass and mirror business in a one and two-story brick building, in a B2-1 Restricted Retail District, on premises at 6101-17 S. Cicero Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 11, 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 August 24, 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 in this case that the proposed use is to be located in a B2-1 Restricted Retail District; that the proof presented indicates that the appellant has operated a glass and mirror business at the subject site for nearly 40 years; that a part of the business consists of motor vehicle glass replacement, for which the City of Chicago is requiring a motor vehicle repair license; that the use operated as a permitted use prior to the rezoning of the area to B2-1 on March 3, 1982 and has continuously operated since that time; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED; that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a motor vehicle repair license for motor vehicle glass replacement conducted in conjunction with a glass and mirror business, on premises at 6101-17 S. Cicero Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Charlie Williams
 APPEARANCES FOR: Charlie Williams
 APPEARANCES AGAINST:

CAL. NO. 307-84-A
 MAP NO. 2-I
 MINUTES OF MEETING
 August 24, 1984

PREMISES AFFECTED— 3060 W. Fifth 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, Charlie Williams, for Henry Mimms, owner, on July 20, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a pool hall in the store on the first floor of a three-story brick store and apartment building, in an R5 General Residence District, on premises at 3060 W. Fifth Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, 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 August 24, 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 in this case that the proposed use is to be located in an R5 General Residence District; that the proof presented indicates that the last use of the non-conforming store in the building on the subject site was that of a restaurant, a B2 use, approved by the Board on January 20, 1978, Cal. No. 18-78-A; that a pool hall requires a minimum of B4 zoning; that the change of use from a B2 use to a B4 use in the non-conforming store in the building on the subject site is not permitted under Section 6.4-7 of the zoning ordinance; that the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Robell McMiller.
 APPEARANCES FOR: Robell McMiller
 APPEARANCES AGAINST:

CAL. NO. 308-84-A
 MAP NO. 16-C
 MINUTES OF MEETING
 August 24, 1984

PREMISES AFFECTED— 2306-24 E. 71st 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, Robell McMiller, owner, on July 6, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a motor vehicle repair license for an existing automobile repair business including body work and painting in the garage portion of a two-story brick various business building, in a B3-3 General Retail District, on premises at 2306-24 E. 71st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 24, 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 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 August 24, 1984; and

WHEREAS, the district maps show that the premises are located in a B3-3 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B3-3 General Retail District; that the proof presented indicates that motor vehicle repair including body work and painting as been conducted in the garage portion of the subject site building 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 motor vehicle repair license for an existing automobile repair business including body work and painting in the garage portion of a two-story brick various business building, on premises at 2306-24 E. 71st Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Mondays through Saturdays, and that there shall be no operation of the repair garage on Sundays nor recognized holidays; that the use of the garage portion of the subject site shall be limited to motor vehicle repair and no other use; 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: Federal Sign
 APPEARANCES FOR: Robert P. Sobucki
 APPEARANCES AGAINST:

CAL. NO. 309-84-A
 MAP NO. 14-G
 MINUTES OF MEETING
 August 24, 1984

PREMISES AFFECTED-- 1401 W. Garfield 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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Federal Sign, for Snappy's Drive Thru Restaurant, owner, on July 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in a B4-2 Restricted Service District, the erection of a business identification sign with attached changeable attraction sign at the northeast corner of the lot and driveway directional signs at the northwest and southeast corners of the lot accessory to a proposed restaurant with drive-in service, which, it is alleged, are not advertising signs and therefore permitted within 75 feet of a residential district, on premises at 1401 W. Garfield Boulevard; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 August 24, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B4-2 Restricted Service District; that the proof presented indicates that a building permit was issued on May 24, 1984 for the erection of a one-story masonry restaurant building with drive-through service prior to the July 1, 1984 effective date of a new ordinance which requires establishments of the "drive-in" or "drive-through" type located in a B4 zone to be permitted only as a special use; that the zoning ordinance prohibits "advertising signs" within 75 feet of a Residence District but does not restrict "business signs" similarly; that the proposed signs direct attention to a commodity and a service offered upon the premises and, as such, are "business signs" as defined in the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the erection of a business identification sign with attached changeable attraction sign at the

MINUTES OF MEETING

August 24, 1984

Cal. No. 309-84-A

northeast corner of the lot and driveway directional signs at the northwest and southeast corners of the lot accessory to a proposed restaurant with drive-in service within 75 feet of a residential district, on premises at 1401 W. Garfield Boulevard, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: J.T. Williams
 APPEARANCES FOR: Monte Viner
 APPEARANCES AGAINST:

CAL. NO. 310-84-A
 MAP NO. 10-D
 MINUTES OF MEETING
 August 24, 1984

PREMISES AFFECTED— 4014-16 S. Ellis Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, J.T. Williams, for Naomi Williams, owner, on July 26, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a motor vehicle repair license for an existing automobile repair shop in a one and two-story brick garage building at the rear of a lot improved with a two-story brick apartment building, in an R5 General Residence District, on premises at 4014-16 S. Ellis Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 24, 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 in this case that the proposed use is to be located in an R5 General Residence District; that the proof presented indicates that the one and two-story brick garage building at the rear of the lot has been occupied by an automobile repair shop, including body and fender repair and spray 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 motor vehicle repair license for an existing automobile repair shop, including body and fender repair and spray painting, in a one and two-story brick garage building at the rear of a lot improved with a two-story brick apartment building, on premises at 4014-16 S. Ellis Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 6 P.M., Mondays through Saturdays; upon condition that no vehicles which have been repaired or are awaiting repairs shall be parked on the city streets, public alleys or other lots; 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: Mustafa Bustami
 APPEARANCES FOR: Mustafa Bustami
 APPEARANCES AGAINST:

CAL. NO. 312-84-A
 MAP NO. 16-H
 MINUTES OF MEETING
 August 24, 1984

PREMISES AFFECTED— 6801 S. Western 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, Mustafa Bustami, for Jim Nolan, owner, on July 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a motor vehicle repair license for pre-sale maintenance of automobiles in a one-story garage building accessory to an existing used car lot, in a B2-2 Restricted Retail District, on premises at 6801 N. Western Avenue; and

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

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 24, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B2-2 Restricted Retail District; that the proof presented indicates that the non-conforming used car lot with pre-sale maintenance of used cars in a one-story garage building on the subject site has been established since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant is seeking a motor vehicle repair license only for pre-sale maintenance of used cars sold at the subject site; 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 motor vehicle repair license for pre-sale maintenance of automobiles in a one-story garage building accessory to an existing used car lot, on premises at 6801 S. Western Avenue, upon condition that the use of the motor vehicle repair license shall be limited to pre-sale maintenance of the used cars sold on the subject site and not for general use as an automobile repair shop; 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: Lloyd Johnson
APPEARANCES FOR: Lloyd Johnson
APPEARANCES AGAINST:

CAL. NO. 313-84-A
MAP NO. 1-I
MINUTES OF MEETING
August 24, 1984

PREMISES AFFECTED— 2826 W. Walnut 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, Lloyd Johnson, owner, on June 18, 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 work and painting in a one-story brick building formerly used as a machine shop, in an R4 General Residence District, on premises at 2826 W. Walnut Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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 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 August 25, 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 in this case that the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the non-conforming one-story brick building on the subject site has been occupied by a machine shop since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the establishment of an automobile repair shop, including body work and painting, is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an automobile repair shop including body work and painting in a one-story brick building formerly used as a machine shop, on premises at 2826 W. Walnut Street, upon condition that the hours of operation shall be limited to the hours between 6 A.M. and 6 P.M., Mondays through Saturdays; that no vehicles that have been repaired or are awaiting repairs shall be parked or stored on the public sidewalk, parkway, street or alley; 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

The Bishops and Trustees of the Protestant Episcopal

APPLICANT: Church in the Diocese of Chicago

CAL. NO. 314-84-A

APPEARANCES FOR: Paul C. Neilsen

MAP NO. 1-H

MINUTES OF MEETING

August 24, 1984

PREMISES AFFECTED— 2100 W. Warren 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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, The Bishops and Trustees of the Protestant Episcopal Church in the Diocese of Chicago, owner, on June 27, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a two-and-a-half story brick building as a residential care (half-way) home, in an R4 General Residence District, on premises at 2100 W. Warren Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 1, 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 7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 24, 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 in this case that the said use is located in an R4 General Residence District; that the proof presented indicates that St. Leonard's House, a not-for-profit corporation, incorporated September 2, 1958, has operated a residential care (half-way) home for ex-felons in the two-and-a-half story brick building on the subject site for more than 26 years; that the appellant is seeking a building permit to replace rotted front steps to the premises; that the zoning ordinance was amended on August 24, 1970 requiring the establishment of a residential care (half-way) home be allowed only upon approval of a special use; that prior to said amendment residential care (half-way) homes were considered permitted uses in the R4 through R8 zones; that Section 5.10 of the zoning ordinance states "where any amendment to this comprehensive amendment changes the classification of a permitted use to a special use, such existing permitted use shall be considered to be a legal special use from the effective date of such amendment"; that the appellant has a right to continue the use of the two-and-a-half story brick building as a residential care (half-way) home for ex-felons as a legal special use, provided that the use shall at all times be subject to conditions stated in paragraphs three and four of Section 11.10-5 of the zoning ordinance;

MINUTES OF MEETING
August 24, 1984
Cal. No. 314-84-A

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 repairs to a two-and-a-half story brick building operated as a residential care (half-way) home for ex-felons, on premises at 2100 W. Warren Boulevard, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the operation of a residential care (half-way) home for ex-felons in the two-and-a-half story brick building on the subject site shall at all times be subject to conditions stated in paragraphs three and four of Section 11.10-5 of the zoning ordinance.

APPLICANT: Patricia Scott Albrecht and Irene Rago
APPEARANCES FOR: A.J. Fornelli
APPEARANCES AGAINST: Anthony Scavone et al.

CAL. NO. 315-84-A
MAP NO. 1-I
MINUTES OF MEETING
August 24, 1984

PREMISES AFFECTED— 2419 W. Erie Street

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an R3 General Residence District, the installation of a cremation chamber in a one-story brick building used as accessory storage for a funeral home at 624 N. Western Avenue.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

ACTION OF THE BOARD—

Case continued to September 21, 1984, with provision that during the interim period no cremations shall be conducted within the subject site building.

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

APPLICANT: Louis Kosover
 APPEARANCES FOR: Louis Kosover
 APPEARANCES AGAINST: G. Michael Acciari

CAL. NO. 164-84-A
 MAP NO. 13-H
 MINUTES OF MEETING
 August 24, 1984

PREMISES AFFECTED-- 2252 W. Foster 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, Louis Kosover, for Peter Zografos, owner, on April 6, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a pet grooming shop in a two-and-a-half story frame store and apartment building, in a B2-2 Restricted Retail District, on premises at 2252 W. Foster Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, 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 August 24, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B2-2 Restricted Retail District; that the proof presented indicates that a pet grooming shop is analogous to beauty and barber shops, both permitted uses in a B2 zone; that the establishment of a pet grooming shop in a store in the subject building is proper in this case provided that no animals are boarded or medically treated; 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 pet grooming shop in a two-and-a-half story frame store and apartment building, on premises at 2252 W. Foster Avenue, upon condition that no animals are boarded or medically treated; that the building is brought into compliance with building code regulations with plans and permits indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Eugene O'Leary
 APPEARANCES FOR: Eugene O'Leary
 APPEARANCES AGAINST:

CAL. NO. 211-84-A
 MAP NO. 22-D
 MINUTES OF MEETING
 August 24, 1984

PREMISES AFFECTED— 1218 E. 93rd Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Eugene O'Leary, owner, on April 30, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a restaurant on the first floor of a two-story brick store and apartment building, in an R3 General Residence District, on premises at 1218 E. 93rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 2, 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 7.12-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 24, 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 District; that the proof presented indicates that the non-conforming store in the building on the subject site has been previously occupied by business uses; that the change of use to a carry-out restaurant 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 carry-out restaurant on the first floor of a two-story brick store and apartment building on premises at 1218 E. 93rd Street, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 12 Midnight, Mondays through Saturdays; that there shall be no automatic amusement machines on the premises; that no alcoholic beverages shall be sold on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Dennis McCarthy

CAL. NO. 248-84-A

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING
August 24, 1984

PREMISES AFFECTED— 2856 N. Racine Avenue

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

ACTION OF BOARD—

Case continued to
September 21, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: North Wells Gospel Mission
APPEARANCES FOR: None
APPEARANCES AGAINST: Nathaniel Robison et al.

CAL. NO. 229-84-S
MAP NO. 20-G
MINUTES OF MEETING
August 24, 1984

PREMISES AFFECTED— 1241 W. 79th Street
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case dismissed for want
of prosecution.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: North Wells Gospel Mission
APPEARANCES FOR: None
APPEARANCES AGAINST: Nathaniel Robison et al.

CAL. NO. 230-84-S
MAP NO. 18-G
MINUTES OF MEETING
August 24, 1984

PREMISES AFFECTED— 1300-04 W. 79th Street
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case dismissed for want
of prosecution.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPLICANT: Michael Brigante
 APPEARANCES FOR: Michael Brigante
 APPEARANCES AGAINST:

CAL. NO. 273-84-A
 MAP NO. 9-K
 MINUTES OF MEETING
 August 24, 1984

PREMISES AFFECTED— 3745 N. Keeler 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 Brigante, owner, on May 17, 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 as four dwelling units, in an R3 General Residence District, on premises at 3745 N. Keeler Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 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 7.5-3 and 7.12-1(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 24, 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 in this case that 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 four dwelling units since the year 1946 when the appellant purchased the building on the subject site; that the appellant has a right to continue the occupancy of the building as four dwelling units, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the two-story frame building, on premises at 3745 N. Keeler Avenue, as four dwelling units, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Fred E. Spreitzer

CAL. NO. 277-84-A

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING

August 24, 1984

PREMISES AFFECTED— 1059 W. Wrightwood Avenue

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

ACTION OF BOARD—

THE VOTE

Case continued to
September 21, 1984.

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: Shirley Stuczynski
 APPEARANCES FOR: Shirley Stuczynski
 APPEARANCES AGAINST:

CAL. NO. 279-84-A
 MAP NO. 24-A
 MINUTES OF MEETING
 August 24, 1984

PREMISES AFFECTED— 10261 S. Avenue M

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		

THE RESOLUTION:

WHEREAS, Shirley Stuczynski, for Henry Gutzwiller, owner, on June 11, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve food dispenser and purveyor licenses to be used in conjunction with an existing tavern in a two-story frame tavern and apartment building, in an R3 General Residence District, on premises at 10261 S. Avenue M; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 24, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence District in a non-conforming store in the building on the subject site which is occupied by an existing licensed tavern; that the purveying of packaged snacks and the dispensing of sandwiches in an existing tavern are accessory uses; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve food dispenser and purveyor licenses to be used in conjunction with an existing tavern in a two-story frame existing tavern and apartment building, on premises at 10261 S. Avenue M, upon condition that the hours of operation shall be limited to the hours between 9 A.M., and 2 A.M., daily; and that all applicable ordinances of the City of Chicago shall be complied with before the licenses are issued.

MINUTES OF MEETING

August 24, 1984

Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on September 21, 1984.

Marian Rest
Secretary