

MINUTES OF THE REGULAR MEETING OF THE  
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, August 20, 1982

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

The following were present and constituted a quorum:

Jack Guthman

Chairman

George J. Cullen

John P. Kringas

Absent-

Michael J. Howlett

Thomas P. Keane

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

The motion prevailed by yeas and nays as follows:

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

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

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

APPLICANT: Mike and Sherry McGivney  
 APPEARANCES FOR: Mike and Sherry McGivney  
 APPEARANCES AGAINST:

CAL. NO. 201-82-Z  
 MAP NO. 16-N  
 MINUTES OF MEETING  
 August 20, 1982

PREMISES AFFECTED-- 6618 W. 64th Street.

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

ACTION OF BOARD--

THE VOTE

Variation granted.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
|             |          | X      |
| X           |          |        |

THE RESOLUTION:

WHEREAS, Mike and Sherry McGivney, owners, filed June 28, 1982, an application for a variation of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of a second floor addition by the dormering of the upper floor of a one-story brick residence whose west side yard will be 2.9 feet and whose east side yard will be 3.01 feet instead of combined side yards of 9 feet, on premises at 6618 W. 64th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 28, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.8-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1982 after due notice thereof by publication in the Chicago Sun-Times on July 26, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R2 Single Family Residence District; that the property in question cannot yield a reasonable return nor can it be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that additional rooms are needed to meet the needs of the family of the applicants; that the plight of the owner is due to the changing of the side yard requirements with the dormering of the upper floor; that the variation, if granted, will not alter the essential character of the locality in that the proposed expansion is an extension of the existing side walls of the residence on the subject site, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the dormering of the upper floor of a one-story brick residence whose west side yard will be 2.9 feet and whose east side yard will be 3.01 feet instead of combined side yards of 9 feet, on premises at 6618 W. 64th 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: William T. Oates  
 APPEARANCES FOR: Urie R. Clark  
 APPEARANCES AGAINST:

CAL. NO. 202-82-S  
 MAP NO. 18-E  
 MINUTES OF MEETING  
 August 20, 1982

PREMISES AFFECTED— 7316 S. Cottage Grove Avenue.  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
|             |          | X      |
| X           |          |        |

Application approved.

THE RESOLUTION:

WHEREAS, William T. Oates, owner, filed June 28, 1982, an application for a special use under the zoning ordinance for the approval of the location and the establishment of an auto laundry, in a C1-2 Restricted Commercial District, on premises at 7316 S. Cottage Grove Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 21, 1982 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1982 after due notice thereof by publication in the Chicago Sun-Times on July 26, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a C1-2 Restricted Commercial District; that the proof presented indicates that it is proposed to remodel and upgrade the existing auto laundry on the subject site; that the proposed use is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the design and operation of the auto laundry to be improved and operated under the conditions hereinafter set forth; and that the use is compatible with the business and commercial character of S. Cottage Grove Avenue 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 auto laundry, on premises at 7316 S. Cottage Grove Avenue, upon condition that ingress to the auto laundry shall be through driveways on S. Cottage Grove Avenue at the south end of the site; that exit from the auto laundry shall be through a driveway on Cottage Grove Avenue at the north end of the lot; that the alley abutting the facility may not be used for ingress nor for egress; that guard rails shall be erected along the west property line; that a heated concrete slab

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shall be installed at the exit from the auto laundry, as well as a strip drain, to collect any water which may drip from automobiles leaving the laundry; that automobiles exiting the auto laundry shall be permitted to make a right turn only; that a sign posted at the exit from the laundry shall indicate "right turn only"; that the hours of operation of the auto laundry shall be limited to the hours between 7 A.M. and 7 P.M., Mondays through Saturdays; that there shall be no operations on Sundays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Burton Berger  
 APPEARANCES FOR: Burton Berger  
 APPEARANCES AGAINST:

CAL. NO. 203-82-S  
 MAP NO. 1-E  
 MINUTES OF MEETING  
 August 20, 1982

PREMISES AFFECTED— 431-39 N. State Street and 8 E. Hubbard Street.  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
|             |          | X      |
| X           |          |        |

THE RESOLUTION:

WHEREAS, Burton Berger, for the Chicago Title and Trust Company, Trust No. 64278, owner, filed July 6, 1982, an application for a special use under the zoning ordinance for the approval of the location and the expansion of an existing public parking lot for the parking of private passenger automobiles, in a C3-6 Commercial-Manufacturing District, on premises at 431-39 N. State Street and 8 E. Hubbard Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 9.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1982 after due notice thereof by publication in the Chicago Sun-Times on July 26, 1982; and

WHEREAS, the district maps show 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 that in this case the proposed use is to be located in a C3-6 Commercial-Manufacturing District; that the proof presented indicates that an expansion of an existing 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 parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed use 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 expansion of an existing public parking lot for the parking of private passenger automobiles, on premises at 431-39 N. State Street and 8 E. Hubbard Street, upon condition that no use shall be made of the lot for the purpose

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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 guard rails shall be erected on the periphery of the surfaced area; that ingress shall be through the existing driveway in the existing parking lot on E. Hubbard Street; that lighting shall be provided; that the hours of operation shall be limited to the hours between 7 A.M. and 9 P.M., Mondays through Fridays, from 7 A.M. until 1 P.M. on Saturdays, and at times special events are being held in the area; that the lot shall be securely locked at all other times; that the use of the premises as a parking lot shall terminate five years from date hereof, on August 20, 1987, 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, 1985, without further public notice of public hearings, for the purpose of determining whether the conditions of this resolution are being complied with at such time, notice of such review to be given to the applicant, which notice shall include a time and place which the applicant may present evidence; and that all applicable ordinances of the City of Chicago shall be complied with in the use and occupancy of said premises.

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

APPLICANT: Joseph W. Casserly, City Architect

CAL. NO. 204-82-S

APPEARANCES FOR: Robert J. Cwiak

MAP NO. 5-I

APPEARANCES AGAINST:

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August 20, 1982

PREMISES AFFECTED—Area bounded by: W. Palmer Street, N. California Avenue, W. Shakespeare Avenue, and N. Mozart Street.

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
|             |          | X      |
| X           |          |        |

THE RESOLUTION:

WHEREAS, Joseph W. Casserly, City Architect, for the City of Chicago, owner, filed July 12, 1982, an application for a special use under the zoning ordinance for the approval of the location and the erection of a police station, partly in an R4 General Residence District and partly in a B4-1 Restricted Service District; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 7, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.4-1 and 8.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1982 after due notice thereof by publication in the Chicago Sun-Times on July 26, 1982; and

WHEREAS, the district maps show that the premises are located partly in an R4 General Residence District and partly in a B4-1 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located partly in an R4 General Residence District and partly in a B4-1 Restricted Service District; that the proof presented indicates that the 14th District police station is presently established at the northwest corner of N. California Avenue and W. Shakespeare Avenue; that it is proposed to construct a new police station on the subject site which covers one square block as a part of a series of upgrading and improving police facilities under the Public Safety Program; that the proposed use is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed police station; and that the proposed use, with provision for adequate landscaping and off-street parking, will not cause substantial injury to the value of other property in the neighborhood, it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of a police station, with an accessory radio tower, on premises bounded by: W. Palmer Street, N. California Avenue, W. Shakespeare Avenue, and N. Mozart 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: Burton Berger  
 APPEARANCES FOR: Burton Berger  
 APPEARANCES AGAINST:

CAL. NO. 205-82-S  
 MAP NO. 2-F  
 MINUTES OF MEETING  
 August 20, 1982

PREMISES AFFECTED— 729-31 S. Wells Street.  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
|             |          | X      |
| X           |          |        |

THE RESOLUTION:

WHEREAS, Burton Berger, for the Oak Park Bank and Trust Company, Trust No. 7716, owner, filed July 21, 1982, 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 C3-6 Commercial-Manufacturing District, on premises at 729-31 S. Wells Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 2, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 9.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1982 after due notice thereof by publication in the Chicago Sun-Times on July 26, 1982; and

WHEREAS, the district maps show 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 that in this case the proposed use is to be located in a C3-6 Commercial-Manufacturing 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 parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed use is compatible with the existing commercial 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 Zoning Administrator is authorized to permit the establishment of a public parking lot for the parking of private passenger automobiles, on premises at 729-31 S. Wells Street, 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

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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 guard rails shall be erected on the periphery of the surfaced area; that lighting shall be provided; that the alley abutting the facility may not be used for ingress nor for egress; that a driveway shall be provided on S. Wells Street, which 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 6 P.M., Mondays through Fridays; that the lot shall be securely locked at all other times; that the use of the premises as a parking lot shall terminate on August 20, 1987, 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, 1985, without further public notice of public hearings, for the purpose of determining whether the conditions of this resolution are being complied with at such time, 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, and that all applicable ordinances of the City of Chicago shall be complied with in the use and occupancy of said premises.

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

APPLICANT: Evangel Assembly of God  
 APPEARANCES FOR: Daniel L. Houlihan & Associates, Ltd.  
 APPEARANCES AGAINST:  
 PREMISES AFFECTED— 5101-17 W. Diversey Avenue.  
 SUBJECT— Application for the approval of a special use.

CAL. NO. 206-82-S  
 MAP NO. 7-L  
 MINUTES OF MEETING  
 August 20, 1982

ACTION OF BOARD—

THE VOTE

Application approved.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
|             |          | X      |
| X           |          |        |

THE RESOLUTION:

WHEREAS, the Evangel Assembly of God, for Butera Finer Foods, Inc., owner, filed July 21, 1982, 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 B4-2 Restricted Service District, on premises at 5101-17 W. Diversey Avenue, for the use of a church located at 5100 W. Diversey Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1982 after due notice thereof by publication in the Chicago Sun-Times on July 26, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-2 Restricted Service District; that the proof presented indicates that the applicant church has utilized a parking lot west of and adjacent to the church property and has entered into a real estate exchange contract with Butera Finer Foods, Inc. to exchange that parcel for the subject property; that the proposed parking lot is necessary for the public convenience at this location to fulfill the parking requirements for the applicant church; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the use is compatible with the type of improvements on W. Diversey Avenue 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

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lot for the parking of private passenger automobiles, on premises at 5101-17 W. Diversey Avenue, for the use of a church located at 5100 W. Diversey 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 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 the lot shall be striped and enclosed with a cyclone fence; that the driveways shall be constructed at the locations to be determined by the Department of Streets and Sanitation of the City of Chicago, which driveways shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that lighting shall be provided which will be deflected away from abutting residential properties; that the lot shall be securely locked at all times that services are not being conducted at the applicant church; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: Union Star M.B. Church  
APPEARANCES FOR: F. Brooks  
APPEARANCES AGAINST: Ralph W. Harris

CAL. NO. 207-82-S  
MAP NO. 1-J  
MINUTES OF MEETING  
August 20, 1982

PREMISES AFFECTED— 3915-17 W. Chicago Avenue.  
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued until  
September 10, 1982.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
|             |          | X      |
| X           |          |        |

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

APPLICANT: Union Star M.B. Church

APPEARANCES FOR: F. Brooks

APPEARANCES AGAINST: Ralph W. Harris

PREMISES AFFECTED— 3932-36 W. Chicago Avenue.

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued until  
September 10, 1982.

CAL. NO. 208-82-S

MAP NO. 3-J

MINUTES OF MEETING

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THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
|             |          | X      |
| X           |          |        |

APPLICANT: Emerald Enterprises, Inc.  
 APPEARANCES FOR: Samuel C. Maragos  
 APPEARANCES AGAINST:

CAL. NO. 209-82-Z  
 MAP NO. 8-F  
 MINUTES OF MEETING  
 August 20, 1982

PREMISES AFFECTED— 3841-53 S. Emerald Avenue.  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
|             |          | X      |
| X           |          |        |

THE RESOLUTION:

WHEREAS, Emerald Enterprises, Inc., owner, filed July 6, 1982, an application for a variation of the zoning ordinance to permit, in an M1-2 Restricted Manufacturing District, the erection of a one-story L-shaped addition, 121 feet 2-1/2 inches by 103 feet 3 inches, to the north and rear of a one-story brick meat processing plant whose north side yard will be 3 feet instead of the 20 feet required for property abutting an R3 District and whose rear yard will be 3 instead of the 12 feet required across the alley from an R3 District, on premises at 3841-53 S. Emerald Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 29, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 10.13-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1982 after due notice thereof by publication in the Chicago Sun-Times on July 26, 1982; and

WHEREAS, the district maps show that the premises are located in an M1-2 Restricted Manufacturing District and across the alley from and abutting 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 M1-2 Restricted Manufacturing District and across the alley from and abutting an R3 General Residence District; that on May 5, 1982, the City Council of the City of Chicago rezoned the subject site from R3 General Residence to M1-2 Restricted Manufacturing for the purpose of erecting the proposed addition to the meat processing plant; that the proof presented indicates that the applicant is engaged in the wholesale meat processing business at this location, that a similar business has been established at this site since the year 1913; that the property in question cannot yield a reasonable return nor can it be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that in order to comply with regulations of the U. S. Department of Agriculture it is necessary that an addition be made to the plant for the purpose of providing separate rooms for the boning of meat and

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Cal. No. 209-82-Z

the storage of meat products; that the plight of the owner is due to unique circumstances in that in order to provide a continuity of operation it is necessary that the addition be placed at the site proposed; that the variation, if granted, will not alter the essential character in that the front wall of the proposed addition is an extension of the front wall of the existing plant which is located in a block in which there are meat processing plants directly west and east of the subject site, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a one-story L-shaped addition, 121 feet 2-1/2 inches by 103 feet 3 inches, to the north and rear of a one-story brick meat processing plant whose north side yard will be 3 feet instead of 20 feet and whose rear yard will be 3 instead of 12 feet, on premises at 3841-53 S. Emerald Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.



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

APPLICANT: Lake Shore National Bank  
 APPEARANCES FOR: Crystal L. Pruess  
 APPEARANCES AGAINST:

CAL. NO. 210-82-S  
 MAP NO. 1-E  
 MINUTES OF MEETING  
 August 20, 1982

PREMISES AFFECTED— 155-167 E. Ontario Street.

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
|             |          | X      |
| X           |          |        |

THE RESOLUTION:

WHEREAS, the Lake Shore National Bank, owner, filed July 19, 1982, an application for a special use under the zoning ordinance for the approval of the location and the continued operation of an accessory off-site parking lot for the parking of private passenger automobiles, in a B7-6 General Central Business District, on premises at 155-167 E. Ontario Street, for the use of a bank located at 605 N. Michigan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 13, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.4-7."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1982 after due notice thereof by publication in the Chicago Sun-Times on July 26, 1982; 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 that in this case the proposed use is to be located in a B7-6 General Central Business District; that the proof presented indicates that the east half of the subject site has been used for public parking pursuant to special use approval in the year 1965; that the west half of the lot has been used for accessory off-site parking for the applicant bank pursuant to a 1970 special use approval; that the uses have been continued periodically and will terminate on August 25, 1982; that in 1979 the Bank because of the need for more parking space discontinued the public parking, combining the two lots into one lot for the use of the bank; that the proposed use is necessary for the public convenience at this location to provide off-street parking for the officers, employees and customers of the applicant bank; that the public health, safety and welfare will be adequately protected in the design and operation of the parking lot to be operated and maintained under the conditions hereinafter set forth; and that the use 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

MINUTES OF MEETING

August 20, 1982

Cal. No. 210-82-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the continued operation of an accessory off-site parking lot for the parking of private passenger automobiles, on premises at 155-167 E. Ontario Street, for the use of a bank located at 605 N. Michigan Avenue, upon condition that the surfacing, drainage, landscaping, lighting and driveways shall be maintained; that the hours of operation for customer parking shall be limited to the hours between 8 A.M. and 6 P.M. for customers of the bank; that there shall be no limit on the hours for employee parking; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: 1112 S. Wabash Building Corporation

CAL. NO. 212-82-A

APPEARANCES FOR: Stephen R. Chesler

MAP NO. 2-E

APPEARANCES AGAINST:

MINUTES OF MEETING

August 20, 1982

PREMISES AFFECTED— 1117-27 S. Wabash Avenue

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

ACTION OF BOARD—

THE VOTE

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

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
|             |          | X      |
| X           |          |        |

THE RESOLUTION:

WHEREAS, 1112 S. Wabash Building Corporation, for Central National Bank, as trustee under Trust No. 5019, owner, filed June 16, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of an accessory off-site parking lot for the parking of private passenger automobiles, in a C3-6 Commercial-Manufacturing District, on premises at 1117-27 S. Wabash Avenue, for the use of a business located at 1112 S. Wabash Avenue.

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

Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 9.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1982; and

WHEREAS, the district maps show 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 that in this case the said use is located in a C3-6 Commercial-Manufacturing District, that the existing accessory off-site parking lot for the parking of private passenger automobiles on the subject site has been in existence since prior to the passage of the 1957 comprehensive zoning amendment; that licensing requirements have caused the case to be filed; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the continued operation of an accessory off-site parking lot for the parking of private passenger automobiles, for the use of a business located at 1112 S. Wabash Avenue upon condition that the surfacing, striping, fencing and driveways shall be maintained; 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: Gloria Pannarale  
APPEARANCES FOR: Gloria Pannarale  
APPEARANCES AGAINST:

CAL. NO. 213-82-A  
MAP NO. 9-G  
MINUTES OF MEETING  
August 20, 1982

PREMISES AFFECTED— 3324 N. Southport Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
|             |          | X      |
| X           |          |        |

THE RESOLUTION:

WHEREAS, Gloria Pannarale, for Mildred Molinari, owner, filed June 18, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a barber shop in the store on the first floor of a 2-story frame store and apartment building on the front of lot, in an R4 General Residence District, on premises at 3324 N. Southport Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 21, 1982 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District; that the appellant operates a licensed beauty shop at the subject site; that it is proposed to expand the business to include the cutting of men's hair necessitating a barber's license; 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 reversed and he is authorized to permit the establishment of a barber shop in the store on the first floor of a two-story frame store and apartment building on the front of lot, on premises at 3324 N. Southport Avenue, upon condition that all applicable ordinances of the City of Chicago be complied with before a license is issued.

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

APPLICANT: Domingo Vargas  
APPEARANCES FOR: Domingo Vargas  
APPEARANCES AGAINST:

CAL. NO. 214-82-A  
MAP NO. 4-H  
MINUTES OF MEETING  
August 20, 1982

PREMISES AFFECTED— 1621 W. 19th Street  
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
|             |          | X      |
| X           |          |        |

THE RESOLUTION:

WHEREAS, Domingo Vargas, for Frances Lugo, owner, filed June 18, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy and school supply store in a 1-story brick store building, in an R4 General Residence District, on premises at 1621 W. 19th Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1982; and

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

WHEREAS, the Zoning Board of Appeals having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the non-conforming store in the building on the subject site previously has been occupied by business uses; that a candy and school supply store is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a candy and school supply store in the store of a one-story brick store building, on premises at 1621 W. 19th Street, upon condition that the hours of operation shall be limited to the hours between 8:00 A.M. and 9:00 P.M.; 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 certificate of occupancy is issued.

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

APPLICANT: Nicolas and Angelina Trevino  
APPEARANCES FOR: Nicolas and Angelina Trevino  
APPEARANCES AGAINST:

CAL. NO. 215-82-A  
MAP NO. 6-J  
MINUTES OF MEETING  
August 20, 1982

PREMISES AFFECTED— 2400 S. Homan Avenue  
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
|             |          | X      |
| X           |          |        |

THE RESOLUTION:

WHEREAS, Nicolas and Angelina Trevino, owners, filed June 18, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a 2-story brick building, in an R4 General Residence District, on premises at 2400 S. Homan Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, 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 20, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the non-conforming store in the building on the subject site has been previously occupied by business uses; that a grocery store is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation exists nor is contemplated; that the appellants have established the basis of their appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in the store on the first floor of a two-story brick store and apartment building, on premises at 2400 S. Homan Avenue, upon condition that the hours of operation shall be limited to the hours between 8:00 A.M. and 7:00 P.M.; that no alcoholic beverages may be sold on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: Daniel L. Reidelberger

CAL. NO. 216-82-A

APPEARANCES FOR:

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING  
August 20, 1982

PREMISES AFFECTED— 1349 W. Webster Avenue

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

ACTION OF BOARD—

Case continued until  
September 10, 1982.

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| x           |          |        |
| x           |          |        |
|             |          | x      |
|             |          | x      |
| x           |          |        |

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

APPLICANT: Joseph Loiacono  
APPEARANCES FOR: Joseph Loiacono  
APPEARANCES AGAINST:

CAL. NO. 217-82-A  
MAP NO. 3-M  
MINUTES OF MEETING  
August 20, 1982

PREMISES AFFECTED— 5753 W. North Avenue  
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
|             |          | X      |
| X           |          |        |

THE RESOLUTION:

WHEREAS, Joseph Loiacono, owner, filed June 21, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of an auto repair shop in a 1-story brick building, in a B1-1 Local Retail District, on premises at 5753 W. North Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, 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 20, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in a B1-1 Local Retail District; that the auto repair shop was established at the subject site prior to the rezoning in 1979 from B4-1 to B1-1; 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 continued operation of an auto repair shop in a one-story brick building, on premises at 5753 W. North Avenue, upon condition that no spray painting, body or fender work shall be done on premises; that the hours of operation shall be limited to the hours between 6:30 A.M. and 6:00 P.M., Monday through Friday, 6:30 A.M. and 12:00 Noon, Saturday; 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: Efrain Escutia  
 APPEARANCES FOR: John Klich  
 APPEARANCES AGAINST:

CAL. NO. 218-82-A  
 MAP NO. 6-K  
 MINUTES OF MEETING  
 August 20, 1982

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

ACTION OF BOARD—

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

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
|             |          | X      |
| X           |          |        |

THE RESOLUTION:

WHEREAS, Efrain Escutia, owner, filed June 21, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of an auto repair shop in a 1-story brick building, in an R3 General Residence District, on premises at 2800 S. Kedvale Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, 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 20, 1982; and

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

WHEREAS, the Zoning Board of Appeals having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R3 General Residence District in an existing non-conforming commercial building which has been occupied as an automobile repair shop for the past ten years; 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 continued operation of an automobile repair shop in a one-story brick building, on premises at 2800 S. Kedvale Avenue upon condition that no spray painting, body or fender work shall be done on premises; that the hours of operation shall be limited to the hours between 7:30 A.M. and 6:30 P.M., Monday through Friday and 8:00 A.M. through 1:00 P.M. Saturday; 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: David L. Gratton

CAL. NO. 219-82-A

APPEARANCES FOR: David L. Gratton

MAP NO. 12-E

APPEARANCES AGAINST:

MINUTES OF MEETING

PREMISES AFFECTED— 600 E. 50th Street

August 20, 1982

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

ACTION OF BOARD—

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

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
|             |          | X      |
| X           |          |        |

THE RESOLUTION:

WHEREAS, David L. Gratton, owner, filed June 23, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the purveying of food in a package liquor store in a 1-story brick store building, in an R5 General Residence District, on premises at 600 E. 50th Street; and

WHEREAS: the decision of the Office of the Zoning Administrator rendered June 7, 1982 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R5 General Residence District in a non-conforming store occupied as a licensed package liquor store; that the purveying of food is an accessory use; and that no violation of the zoning ordinance exists nor is contemplated; and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the purveying of food in the existing package liquor store in a one-story brick store building, on premises at 600 E. 50th Street; upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Leopold Garcia  
 APPEARANCES FOR: Leopold Garcia  
 APPEARANCES AGAINST:

CAL. NO. 220-82-A  
 MAP NO. 26-A  
 MINUTES OF MEETING  
 August 20, 1982

PREMISES AFFECTED— 10701 S. Mackinaw Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD—**

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

**THE VOTE**

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

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

**THE RESOLUTION:**

WHEREAS, Leopold Garcia, for Rosario Salazar, owner, filed June 24, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a one-story brick store building, in an R2 Single Family Residence District, on premises at 10701 S. Mackinaw Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 23, 1982 finds:  
 "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 7.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is located in an R2 Single Family Residence District; that the proof presented indicates that the non-conforming store in the building on the subject site was occupied as a grocery store, which use was discontinued in the year 1980; that the appellant leased the premises, which included all the accessory equipment for a grocery store, and has spent the intervening period readying the store for occupancy; that there was no intent to abandon the use of the premises as a grocery store, the fixtures having remained intact in the premises; that no violation of the zoning ordinance exists nor is contemplated; and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in a one-story brick store building, on premises at 10701 S. Mackinaw Avenue, upon condition that the hours of operation shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday, and 7:00 A.M. and 12:00 Noon, Sunday; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

APPLICANT: Charles Murphy  
APPEARANCES FOR: Charles Murphy  
APPEARANCES AGAINST:

CAL. NO. 221-82-A  
MAP NO. 20-B  
MINUTES OF MEETING  
August 20, 1982

PREMISES AFFECTED— 8400 S. Kingston Avenue  
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
|             |          | X      |
| X           |          |        |

THE RESOLUTION:

WHEREAS, Charles Murphy, owner, filed June 24, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the purveying of food in a store occupied by a janitorial service business in a 2-story brick building, in an R3 General Residence District, on premises at 8400 S. Kingston Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 25, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, 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 20, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that the non-conforming store in the building has been occupied by a janitorial service; that the change of use to a grocery store is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in the store on the first floor of a two-story store and apartment building, on premises at 8400 S. Kingston Avenue, upon condition that the hours of operation shall be limited to the hours between 8:00 A.M. and 6:30 P.M., Monday through Saturday; that no alcoholic beverages may be sold on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: William B. Palm

CAL. NO. 222-82-A

APPEARANCES FOR: William B. Palm

MAP NO. 5-N

APPEARANCES AGAINST:

MINUTES OF MEETING

PREMISES AFFECTED— 1746 N. Oak Park Avenue

August 20, 1982

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

ACTION OF BOARD—

THE VOTE

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

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
|             |          | X      |
| X           |          |        |

THE RESOLUTION:

WHEREAS. William B. Palm, owner, filed June 29, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a 1-story brick building as 2 apartments, in an R2 Single Family Residence District, on premises at 1746 N. Oak Park Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 4, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1982; 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 on the subject site has been occupied as two apartments 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 two apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the one-story brick building, on premises at 1746 N. Oak Park Avenue, as two apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Maria E. Sierra  
 APPEARANCES FOR: Maria E. Sierra  
 APPEARANCES AGAINST:

CAL. NO. 223-82-A  
 MAP NO. 4-H  
 MINUTES OF MEETING  
 August 20, 1982

PREMISES AFFECTED— 1654-58 W. Cullerton Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
|             |          | X      |
| X           |          |        |

THE RESOLUTION:

WHEREAS, Maria E. Sierra, for Abelardo and Maria E. Sierra, owners, filed July 1, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a 2-story brick building as 7 apartments, in an R4 General Residence District, on premises at 1654-58 W. Cullerton Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular hearing held on August 20, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case, the said use is located in an R4 General Residence District; that the proof presented indicates that the two-story brick 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 the two-story brick building, on premises at 1654-58 W. Cullerton Avenue, as seven apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Trinity Housing Development Corporation  
APPEARANCES FOR: Daniel N. Epstein  
APPEARANCES AGAINST: H. Markham, et al

CAL. NO. 224-82-A  
MAP NO. 6-E  
MINUTES OF MEETING  
August 20, 1982

PREMISES AFFECTED— 2610 S. Indiana Avenue

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

ACTION OF BOARD—

Case continued until  
September 10, 1982.

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| Abstain     |          |        |
| x           |          |        |
|             |          | x      |
|             |          | x      |
| x           |          |        |

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

APPLICANT: Willie J. Hamilton  
APPEARANCES FOR: Willie J. Hamilton  
APPEARANCES AGAINST:

CAL. NO. 225-82-A  
MAP NO. 1-I  
MINUTES OF MEETING  
August 20, 1982

PREMISES AFFECTED— 2501 W. Lake Street  
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
|             |          | X      |
| X           |          |        |

THE RESOLUTION:

WHEREAS, Willie J. Hamilton, for J. & H. Auto Wrecker, owner, filed July 6, 1982 an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of a junk yard, in an M1-2 Restricted Manufacturing District, on premises at 2501 W. Lake Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 20, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an M1-2 Restricted Manufacturing District; that the proof presented indicates that a junk yard has been in continuous operation at the subject site; that the appellant has a right to continue operation of a junk yard, provided the yard is operated in compliance with applicable city ordinances; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the continued operation of a junk yard, on premises at 2501 W. Lake Street, upon condition that an 8 foot solid fence shall be erected on the perimeter of the subject site; that all storage of material and business activities shall be confined to the enclosed subject site; that there shall be no accumulation of material or refuse on the public property; that the hours of operation shall be limited to the hours between 8:00 A.M. and 6:00 P.M., Monday through Saturday; 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: Willie Ablritton

CAL. NO. 226-82-A

APPEARANCES FOR: None.

MAP NO. 2-J

APPEARANCES AGAINST:

MINUTES OF MEETING

August 20, 1982

PREMISES AFFECTED— 3531 W. Jackson Boulevard

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

ACTION OF BOARD—

Case dismissed for  
want of prosecution.

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
|             |          | X      |
| X           |          |        |

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

APPLICANT: Howard Teague  
 APPEARANCES FOR: Howard Teague  
 APPEARANCES AGAINST:

CAL. NO. 227-82-A  
 MAP NO. 14-H  
 MINUTES OF MEETING  
 August 20, 1982

PREMISES AFFECTED— 6101 S. Damen Avenue

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

ACTION OF BOARD--

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

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
|             |          | X      |
| X           |          |        |

THE RESOLUTION:

WHEREAS, Howard Teague, for Lonnie Williams, owner, filed July 14, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of an auto repair shop in a 1-story brick building on a lot improved with a 2-story frame building at rear, in an R3 General Residence District, on premises at 6101 S. Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 28, 1982 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R3 General Residence District; that the proof presented indicates that the non-conforming one-story brick garage building on the subject site has been in continuous operation as an automobile repair business; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated; that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the continued operation of a one-story brick garage building, on a lot improved with a two-story frame building, on premises at 6101 S. Damen Avenue, as an auto repair shop, upon condition that no spray painting, body or fender work shall be done on premises; that the hours of operation shall be limited to the hours between 9:00 A.M. and 5:00 P.M., Monday through Saturday; 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: George Metcalfe

APPEARANCES FOR:

APPEARANCES AGAINST:

CAL. NO. 211-82-A

MAP NO. 12-E

MINUTES OF MEETING

August 20, 1982

PREMISES AFFECTED— 4719 S. Indiana Avenue

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

ACTION OF BOARD—

Case continued until  
September 10, 1982.

THE VOTE

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

John P. Kringas

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
|             |          | X      |
| X           |          |        |

APPLICANT: Joseph Mara  
 APPEARANCES FOR: Raymond L. Jagielski  
 APPEARANCES AGAINST: Irene Markavich, et al  
 PREMISES AFFECTED— 7101 S. Kedzie Avenue.  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 228-82-A  
 MAP NO. 18-I  
 MINUTES OF MEETING  
 August 20, 1982

ACTION OF BOARD—

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

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
|             |          | X      |
| X           |          |        |

THE RESOLUTION:

WHEREAS, Joseph Mara, for Commercial Mgt. Co., owner, filed July 7, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an auto repair shop in a one-story brick building formerly occupied as a service station, in a B2-1 Restricted Retail District, on premises at 7101 S. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 6, 1982 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B2-1 Restricted Retail District; that the proof presented indicates that the non-conforming one-story brick building on the subject site was constructed and occupied as a service station under the B4-2 zoning in effect until the year 1979; that the change of use to an auto repair 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 permit the establishment of an auto repair shop in the one-story brick building, on premises at 7101 S. Kedzie Avenue, upon condition that the auto repair shop shall be limited to brake repair and front end alignment; that guard rails shall be erected on the periphery of the surfaced area; that a cyclone fence shall be installed along the south lot line; that the lot shall be securely locked when the repair shop is not in operation; that the hours of operation shall be limited to the hours between 7 A.M. and 7 P.M., Monday through Saturday; 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

CAL. NO. 229-82-A

APPEARANCES FOR: None.

MAP NO. 2-I

APPEARANCES AGAINST:

MINUTES OF MEETING  
August 20, 1982

PREMISES AFFECTED— 513 S. Francisco Avenue

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

ACTION OF BOARD—

Case dismissed for  
want of prosecution.

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
|             |          | X      |
| X           |          |        |

APPLICANT: Alojzy Smaczny

CAL. NO. 230-82-A

APPEARANCES FOR: Alojzy Smaczny, Anthony Perez

MAP NO. 32-B

APPEARANCES AGAINST:

MINUTES OF MEETING  
August 20, 1982

PREMISES AFFECTED— 13320 S. Commercial Avenue

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

**ACTION OF BOARD—**

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

**THE VOTE**

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
|             |          | X      |
| X           |          |        |

**THE RESOLUTION:**

WHEREAS, Alojzy Smaczny, owner, filed July 8, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a 1-story brick building as 2 apartments, in an R2 Single Family Residence District, on premises at 13320 S. Commercial Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 15, 1982 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1982; 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 on the subject site has been occupied as two 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 two apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the one-story brick building, on premises at 13320 S. Commercial Avenue, as two apartment 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: Jeffery A. Margis  
 APPEARANCES FOR: Jeffery A. Margis  
 APPEARANCES AGAINST:

CAL. NO. 231-82-A  
 MAP NO. 14-M  
 MINUTES OF MEETING  
 August 20, 1982

PREMISES AFFECTED— 5712 S. Monitor Avenue

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

ACTION OF BOARD—

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Jeffery A. Margis, owner, filed July 14, 1982 an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a 1-1/2 story brick building as 2 apartments, in an R2 Single Family Residence District, on premises at 5712 S. Monitor Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1982; 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 1-1/2 story brick building on the subject site has been occupied as two apartments 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 two apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the 1-1/2 story brick building, on premises at 5712 S. Monitor Avenue, as two apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Sandra Strumil  
 APPEARANCES FOR: James E. Strumil  
 APPEARANCES AGAINST:

CAL. NO. 232-82-A  
 MAP NO. 16-H  
 MINUTES OF MEETING  
 August 20, 1982

PREMISES AFFECTED— 6740 S. Honore Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Sandra Strumil, owner, filed July 14, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize a second apartment in a 2-story frame residence which area has been vacant and unoccupied in excess of one year, in an R3 General Residence District, on premises at 6740 S. Honore Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 6, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 6.4-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R3 General Residence District; that the proof presented indicates that the two-story frame residence on the subject site has been occupied as two apartments since prior to 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 apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the two-story frame residence, on premises at 6740 S. Honore Avenue, as two apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.



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

APPLICANT: Samuel N. Oliva  
APPEARANCES FOR: Mark Kupiec  
APPEARANCES AGAINST:

CAL. NO. 233-82-A  
MAP NO. 11-H  
MINUTES OF MEETING  
August 20, 1982

PREMISES AFFECTED— 2240 W. Irving Park Road  
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
|             |          | X      |
| X           |          |        |

THE RESOLUTION:

WHEREAS, Samuel N. Oliva, owner, filed July 15, 1982 an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a 2-story frame building as 3 apartments, in a B4-2 Restricted Service District, on premises at 2240 W. Irving Park Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 29, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in a B4-2 Restricted Service District, that the proof presented indicates that the two-story frame building on the subject site has been occupied as three 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 three apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the two-story frame building, on premises at 2240 W. Irving Park Road, as three apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

MINUTES OF MEETING

August 20, 1982  
Cal. No. 173-82-Z

Mr. David B. Yavitz presented a request to amend the resolution adopted by the Zoning Board of Appeals on July 9, 1982, in Cal. No. 173-82-Z, in which a variation was granted to permit the erection of a three-story brick single family residence whose front yard was to be 12 instead of 15 feet and with no north side yard instead of 3.2 feet, on premises at 1825 N. Larrabee Street.

The amendment requested is to correct an error by deleting the words "single family residence" in the first and last paragraphs of said resolution and inserting in lieu thereof the words "three-apartment building".

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

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

The amended resolution reads as follows:

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

APPLICANT: David B. Yavitz  
APPEARANCES FOR: David B. Yavitz  
APPEARANCES AGAINST:

CAL. NO. 173-82-Z  
MAP NO. 2-F  
MINUTES OF MEETING  
July 9, 1982

PREMISES AFFECTED— 1825 N. Larrabee Street.  
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
| X           |          |        |
| X           |          |        |
|             |          | X      |

THE RESOLUTION:

WHEREAS, David B. Yavitz, for the American National Bank & Trust Company, Trust No. 55015, owner, filed June 14, 1982, an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a three-story brick three-apartment building whose front yard will be 12 instead of 15 feet and with no north side yard instead of 3.2 feet, on premises at 1825 N. Larrabee Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.8-5 and 7.7-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 9, 1982 after due notice thereof by publication in the Chicago Sun-Times on June 21, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R5 General Residence District; that the property in question cannot yield a reasonable return nor can it be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the front yard is in line with the established building line on the block and the lack of a north side yard corresponds to the pattern established in the block; that the plight of the owner is due to the narrow lot width; and that the variations, if granted, will not alter the essential character of the locality in that the yards proposed are compatible to the existing yards in the block, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a three-story brick three-apartment building whose front yard will be 12 instead of 15 feet and with no north side yard instead of 3.2 feet, on premises at 1825 N. Larrabee Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

(Amended - 8/20/82)

APPLICANT: Waste Management of Illinois, Inc.

CAL. NO. 200-82-S

APPEARANCES FOR: Daniel L. Houlihan and Sharon M. Sullivan  
 APPEARANCES AGAINST: Richard Matuga, Miriam Balanoff, Ford Dallmeyer,  
 Frankie Kozuch, David Stahr, James E. Landry,  
 Margaret R. Murley, et al.

MAP NO. 26-C and 28-C  
 MINUTES OF MEETING  
 August 20, 1982

PREMISES AFFECTED-- Property consisting of approximately 289 acres situated on the north side of E. 116th Street and bounded by E. 116th Street, if extended, on the south, S. Stony Island Avenue, if extended, on the west, E. 110th Street, if extended on the north, and the New York-Chicago-St. Louis Railroad right-of-way on the east; and known as 1900-2400 E. 116th Street and 1900-2400 E. 110th 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  
 John P. Kringas

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
| X           |          |        |
| X           |          |        |
| X           |          |        |

THE RESOLUTION:

WHEREAS, Waste Management of Illinois, Inc., applicant and owner of the entire beneficial interest under the trust identified as First National Bank of Western Springs as Trustee under Trust Agreement dated March 17, 1981, and known as Trust No. 2719, the legal title-holder of the subject property, filed July 2, 1982, an application for variations in the nature of special use to allow the location and establishment of a sanitary landfill for organic and inorganic solid, semi-solid and liquid waste materials, including in conjunction therewith liquid waste handling facilities, transfer station facilities and a methane gas resource recovery facility, in an M3-3 Heavy Manufacturing District, in the area bounded by E. 110th Street, if extended, S. Stony Island Avenue, if extended, E. 116th Street, if extended, and the right-of-way of the New York-Chicago-St. Louis Railroad; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 30, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 10.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting on August 12, 1982 after due notice thereof by publication in the Chicago Sun-Times on July 19, 1982; and at the regular meeting held on August 20, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds:

1. That the subject property, consisting of approximately 289 acres, is situated within that area of the city of Chicago designated as the Southeast Industrial District, which includes Lake Calumet Harbor and the Calumet River area, and which is zoned principally under the M3-3 Heavy Manufacturing District classification, as is the entire subject property, and which area has extensive heavy industrial development and a substantial number of previously approved refuse disposal sites.

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2. That the immediate land uses contiguous to the subject property are comprised of Interlake, Inc.'s coking plant operation to the east; Lake Calumet with its attendant cargo port facilities and a myriad of diverse heavy industrial uses to the west; the extensive sanitary landfill of the Metropolitan Sanitary District and the freight and switching yards of the Norfolk & Western Railroad to the north; and the Paxton sanitary landfill to the south.

3. That the subject property is vacant and unimproved, devoid of service by public utilities, and is a landlocked parcel not available to public access in that E. 110th Street, E. 116th Street and S. Stony Island Avenue are all unimproved, although dedicated, roadways.

4. That while there are portions of the site in a natural, albeit swampy condition, substantial acreage of the subject property has been previously quarried for extraction of sand and other raw materials, has experienced extensive landfilling of slag and other refuse materials, and has been subjected to considerable uncontrolled "skipdumping".

5. That prior sanitary landfilling of certain areas of the site was authorized pursuant to resolutions of this Board under its calendar numbers 116-62-S, 243-62-S and 266-71-S. The resolution of the Board in calendar number 116-62-S reflects the fact that original permission for refuse disposal on the site had been granted by the city of Chicago in 1947. The authority granted under calendar number 266-71-S remains in force and effect in the absence of a termination date in the Board's resolution thereunder.

6. That the physical condition of the site prohibits its present use for industrial development as zoned in the absence of an almost total land reclamation, the magnitude and expense of which is cost prohibitive for potential private sector industrial users, a finding which also has been previously made by the Department of Public Works of the City of Chicago in its analysis of this specific property conducted in 1979, which estimated such expense at that time to be in a range of 32.4 to 48.4 million dollars, and which analysis is in evidence in this proceeding as Applicant's Exhibit No. 12.

7. That the applicant corporation has substantial experience in the design and operation of sanitary landfills and related waste disposal facilities and presently conducts operations similar to that proposed for the subject property within the City of Chicago, other areas of the State of Illinois, throughout the United States and in a number of foreign countries.

8. That included among the number of previously approved refuse disposal sites within the area in which the subject property is situated are two owned by the applicant, one having been identified in the community and by the applicant as the Waste Management-C.I.D. complex, a sanitary landfill of several hundred acres located on the east side of the Calumet Expressway and extending south from E. 130th Street and containing in conjunction therewith liquid waste handling facilities, transfer station facilities and a methane gas resource recovery facility and more particularly described in the prior resolutions of this Board under its calendar numbers 18-70-S, 201-75-S, 218-78-S, 302-78-S and 268-80-S.

The second proximate site owned by the applicant is identified in the community as the Waste Management-Heil site, consisting of approximately 100 acres and situated south and west of the southwest corner of E. 130th Street and S. Torrence Avenue. Use of that property for sanitary landfilling was approved by this Board by its resolution of January 18, 1980, in calendar number 64-78-S. Subsequent resolutions of the Board under that calendar number

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reflect that Waste Management of Illinois, Inc. acquired that site from the applicant-owner therein (Heil) on August 11, 1980, and that this Board, by its resolution of March 12, 1982, determined the commencement date for the previously authorized special use of sanitary landfilling on that property to extend through to and including April 1, 1983.

9. That Waste Management-C.I.D. complex, as was previously reflected in this Board's resolution of October 17, 1980, in calendar number 268-80-S, serves, in addition to other users, the City of Chicago as a waste deposit site pursuant to contracts by and between the Department of Streets and Sanitation of the City of Chicago and Waste Management of Illinois, Inc. and that both presently and for the past many years the C.I.D. site has been the principal site, in terms of volume of refuse, utilized for such purposes by the City of Chicago.

10. That based on past and present volumes of refuse accepted at the Waste Management-C.I.D. complex, that facility has a capacity of no more than seven (7) years, a term substantially less than that projected by the Illinois Environmental Protection Agency even as recently as June, 1981, in its Facilities Inventory, Applicant's Exhibit Number 41 in evidence herein, undertaken as part of that Agency's determination of the demonstrated public need for additional such facilities. The current volume of use of the C.I.D. complex has dramatically shortened its future availability as a refuse deposit resource and the record herein reflects, among others in support of the subject application, the position of the Department of Streets and Sanitation of the City of Chicago in urging the approval of the applicant's requested use of the subject property.

11. That the nature of refuse materials intended by the applicant to be received at the subject property is the same as that presently authorized for receipt at the applicant's C.I.D. site.

12. That if granted the zoning relief requested herein and if subsequently permitted by all federal, state and municipal agencies having regulatory authority to use the subject property as proposed herein, the applicant will waive its presently authorized right to operate the sanitary landfill at the Waste Management-Heil site and will relinquish that right and that the applicant has advised the Board and the community of its intention to be bound by that commitment as a condition of its proposed use of the subject property.

13. That the applicant's proposed use of the subject property is necessary for the public convenience at this location in that:

- (a) it will provide within the City of Chicago a sanitary landfill to serve the continuing public need for such additional facilities to accommodate anticipated volumes of residential, commercial and industrial waste generated within the City of Chicago. This factor is particularly appropriate in light of the anticipated closure of the Waste Management-C.I.D. complex within a time period of no more than seven (7) years. The substantial lead-time considerations necessarily involved in the acquisition, permitting processes, and site development of a replacement facility or facilities for that refuse site so heavily utilized by the City of Chicago as well as other users, realistically dictate its present planning;
- (b) it will locate such use in an area of the City that is characterized by established refuse disposal facilities, substantially removed from any residential developments and conveniently served by expressways and arterial commercial streets which

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will negate truck traffic usage of residential streets to and from the site. The easement agreement in evidence herein for roadway ingress and egress entered into by and between the applicant and the Norfolk & Western Railroad assures this latter point by relating the access to this otherwise landlocked parcel to the industrialized area north of the subject property and the 103rd Street interchange of the Calumet Expressway;

- (c) it will complement contiguous land usage and being competitive therewith will tend to safeguard the public interest by providing similar service at competing cost;
- (d) it will eliminate uncontrolled "skip-dumping" at the site and will regulate use of the property pursuant to the regulations of federal, state and municipal environmental agencies;
- (e) it will provide an interim, productive use of land leading to a reclamation of the site necessary for any such future use in accord with its underlying zoning classification;
- (f) it will provide an interim, productive use of land notwithstanding the present absence of public utilities and improved public roadways to serve the property;
- (g) it will provide a proximate waste disposal site for present and anticipated industrial development in the area, the cost efficiency of such proximity being an inducement for additional industrial development in accord with existing zoning;
- (h) it will generate and recapture an energy source through its methane gas resource recovery facility and provide a proximate energy supply for present and anticipated industrial development.

14. That the applicant's proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be protected in that

- (a) the size of the parcel, the very substantial natural deposits therein of quality, impermeable clay seal and cover materials and the experience and expertise of the applicant afford a design capability of the site that accords with all applicable federal, state and municipal environmental regulations;
- (b) the proposed use at this location, in addition to the other location factors previously set forth, does not introduce a new land use to the area but one that is similar to and complementary of existing land uses;
- (c) the operation of the proposed use will be by a corporation that has substantial experience and recognized expertise in the industry;
- (d) the technology of site design and operation of a modern sanitary landfill and related facilities as proposed by the applicant is not experimental but is of a proven quality demonstrated to be environmentally sound;

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- (e) the proposed use will eliminate the existent public health nuisances that prevail at the site in its present condition, and
- (f) the proposed use is subject to the approval and regulation of federal, state and municipal environmental agencies, the purpose of which regulatory structure both as to design and operation is to further insure that the proposed use is so designed, located and proposed to be operated in a manner that the public health, safety and welfare will be protected.

15. That the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located as the developed portion of said area is identified as a high intensity heavy manufacturing district and the dominant land use in the nearby area is as sanitary landfill operations. The record herein demonstrates, both through the testimony of the applicant's experts and the corroboration by objector Balanoff, that existent sanitary landfill operations in the area have not had a depreciatory effect on the rate of appreciation or the potential for re-sale of residential dwellings in the area.

16. That the proposed land use is authorized as a special use under Article 10.4-3 of the Chicago Zoning Ordinance which incorporates by reference Article 10.4-2 thereof.

17. That the proposed use, given its size and site location, can conform to all applicable regulations of the M3-3 Heavy Manufacturing District in which it is to be located, including, specifically, all applicable performance standards under Article 10.5 et sequor of the Chicago Zoning Ordinance and provisions of the Municipal Code of Chicago incorporated by reference therein.

IT IS THEREFORE RESOLVED, that the application for the approval of a special use for a sanitary landfill for organic and inorganic solid, semi-solid and liquid waste materials, including in conjunction therewith, liquid waste handling facilities and transfer station facilities and a methane gas resource recovery facility,

BE AND IT HEREBY IS APPROVED and the Zoning Administrator is authorized to permit the establishment of said described use on the area of the subject premises as previously described herein, upon the following conditions:

- (a) That the nature of the waste materials to be received at the subject premises shall be the same as that presently authorized at the Waste Management-C.I.D. complex and the Commissioner of Consumer Sales of the City of Chicago will be advised of this condition by a copy of this resolution.
- (b) That if the applicant be permitted by all Federal, State and Municipal agencies having regulatory authority over the proposed use of the subject premises, the applicant will relinquish its previously authorized right to operate a sanitary landfill at the Waste Management-Heil site, notwithstanding such right of use having been set forth in calendar number 64-78-S of this Board and an amendment to the special use calendar number 64-78-S shall be entered effectuating the applicant's agreement to forego the use of the Waste Management-Heil site as a sanitary landfill.



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(c) That the aforesaid use of the site shall be conducted in compliance with the requirements and under the administration of the Bureau of Environmental Control, Department of Inspectional Services of the City of Chicago.

(d) That the statutory provisions and all applicable ordinances of the City of Chicago, the regulations of the State of Illinois Environmental Protection Agency and all agencies of the United States Government having jurisdiction thereof shall be complied with in the operation of the authorized use.

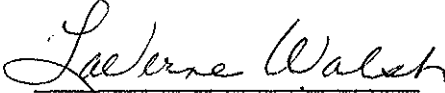
(e) That a specific termination date for the authorized use would not be, given the size of the subject premises and its anticipated life expectancy, a realistic monitoring condition and that therefore the applicant's use of the property will be reviewed by this Board in August of 1987, without further public notice of public hearings, for the purpose of determining whether the conditions of this resolution are being complied with at such time, 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, and further, will be reviewed by this Board every thirty-six months thereafter.

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Mr. Kringas moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, September 10, 1982 at 9:00 A.M.

  
Secretary