

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, July 27, 1984

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

The following were present and constituted a quorum:

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

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

APPLICANT: North Wells Gospel Mission

CAL. NO. 229-84-S

APPEARANCES FOR:

MAP NO. 20-G

APPEARANCES AGAINST:

MINUTES OF MEETING

July 27, 1984

PREMISES AFFECTED— 1241 W. 79th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
August 24, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: North Wells Gospel Mission
APPEARANCES FOR:
APPEARANCES AGAINST:

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

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

ACTION OF BOARD—

Case continued to
August 24, 1984

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Lord of Host M.B. Church
APPEARANCES FOR: Rev. Aaron Richardson
APPEARANCES AGAINST:

CAL. NO. 232-84-S
MAP NO. 3-J
MINUTES OF MEETING
July 27, 1984

PREMISES AFFECTED— 3502 W. Chicago Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Lord of Host M.B. Church, owner, on June 1, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an accessory off-site parking lot for the parking of private passenger automobiles, in a B4-1 Restricted Service District, on premises at 3502 W. Chicago Avenue, to satisfy the parking requirements for a proposed church at 3439 W. Chicago Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 8.4-4 and 8.4-1(6)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984 after due notice thereof by publication in the Chicago Tribune on July 9, 1984; and

WHEREAS, the district maps show that the premises are located in an 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 in this case that the proposed use is to be located in a B4-1 Restricted Service District; that the proof presented indicates that a parking lot at this location is necessary for the public convenience to fulfill the parking requirements for the applicant church located at 3439 W. Chicago Avenue; that the public health, safety and welfare will be adequately protected in the design and operation of said parking lot to be improved and operated under the conditions hereinafter set forth; and that the use of the premises as a parking lot will be compatible with the types of improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an accessory off-site parking lot for the parking of private passenger automobiles, on premises at 3502 W. Chicago Avenue, to satisfy the parking requirements for a proposed church at 3439 W. Chicago Avenue, upon condition that no use shall be made of the premises for the purpose requested until the following

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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 of any kind shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that the drainage shall not run directly into city streets; that steel plate beam guard rails not less than 30 inches in height shall be erected and maintained on the periphery of the lot; that the parking lot shall be striped; that lighting shall be provided reflecting away from residential properties; that ingress shall be from N. St. Louis Avenue and egress shall be from W. Chicago Avenue; that the alley abutting the lot shall not be used for ingress nor for egress; that the driveways shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that the lot shall be used during the periods that services or functions are being held at the applicant church and shall be securely locked at all other times; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. 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: Illinois Association of Seventh-Day Adventists
 APPEARANCES FOR: William N. Getzoff
 APPEARANCES AGAINST:

CAL. NO. 233-84-S
 MAP NO. 15-K
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED-- 5600-20 N. Pulaski Road
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Illinois Association of Seventh-Day Adventists, for Parkway Bank and Trust Company, Tr. #4841, owner, on May 23, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a one-story church building, in a B2-1 Restricted Retail District, on premises at 5600-20 N. Pulaski Road; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 July 27, 1984 after due notice thereof by publication in the Chicago Tribune on July 9, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in this premises, finds in this case that the propose use is to be located in a B2-1 Restricted Retail District; that the proof presented indicates that a church is necessary at this location to accommodate the needs of its congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed church which will provide landscaping and adequate off-street parking to be improved and operated under the conditions hereinafter set forth; that the establishment of a church at this location will not cause substantial injury to the value of other property in the neighborhood in that the subject site is surrounded by residential zoning and uses including a housing for the elderly development and several cemeteries; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator in authorized to permit the erection of a one-story church building, on premises at 5600-20 N. Pulaski Road, upon condition that the parking area shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that the

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drainage shall not run directly into city streets; that the parking area shall be striped; that steel plate beam guard rails not less than 30 inches in height shall be erected and maintained on the periphery of the lot; that lighting shall be provided that will be deflected away from abutting residential properties; that ingress and egress shall be from N. Pulaski Road; that the alley abutting the facility may not be used for ingress nor for egress; that the driveway shall be constructed in accordance with the Driveway Ordinance, specifies three foot straight flares on each approach; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: True Temple of Solomon Church
 APPEARANCES FOR: Rev. Eddie Banks
 APPEARANCES AGAINST:

CAL. NO. 234-84-S
 MAP NO. 18-F
 MINUTES OF MEETING
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PREMISES AFFECTED— 7135 S. Halsted Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, True Temple of Solomon Church, owner, on June 12, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an accessory off-site parking lot for the parking of private passenger automobiles, in a B2-2 Restricted Retail District, on premises at 7135 S. Halsted Street, to satisfy the parking requirements for a church located at 7138-40 S. Halsted Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 5.8-5 and 11.10-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984 after due notice thereof by publication in the Chicago Tribune on July 9, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B2-2 Restricted Retail District; that the proof presented indicates that the proposed use is necessary at this location to satisfy the parking requirements for the applicant church located at 7138-40 S. Halsted Street; that the public health, safety and welfare will be adequately protected in the design and operation of the said parking lot containing 28 spaces, to be improved and operated under the conditions hereinafter set forth; and that the proposed use is located within a sparsely improved portion of S. Halsted Street and is compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an accessory off-site parking lot containing 28 spaces for the parking of private passenger automobiles, on premises at 7135 S. Halsted Street, to satisfy the parking requirements for a church located at 7138-40 S. Halsted Street, upon condition that no use shall be made of the premises for the purpose requested until the following conditions shall have been complied with: that the lot shall be

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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 steel plate beam guard rails shall be erected and maintained on the periphery of the lot; that ingress and egress shall be from S. Halsted Street; that the alley abutting the facility may not be used for ingress nor for egress; that the hours of operation of the parking lot shall be limited to the hours during which services or other church activities are being conducted at the church at 7138-40 S. Halsted Street; that the lot shall be securely locked at all other times; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: True Temple of Solomon Church
 APPEARANCES FOR:
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 7152 S. Halsted Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 235-84-S
 MAP NO. 18-G
 MINUTES OF MEETING
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ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, True Temple of Solomon Church, owner, on June 12, 1984, filed an application for a special use under the zoning ordinance for the approval and the establishment of an accessory off-site parking lot for the parking of private passenger automobiles, in a B2-2 Restricted Retail District, on premises at 7152 S. Halsted Street, to satisfy the parking requirements for a church located at 7138-40 S. Halsted Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 5.8-5 and 11.10-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984 after due notice thereof by publication in the Chicago Tribune on July 9, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B2-2 Restricted Retail District; that the proof presented indicates that the proposed establishment of a 27 space parking lot is necessary at this location to satisfy the parking requirements for a church located at 7138-40 S. Halsted Street; that the public health, safety and welfare will be adequately protected in the design and operation of said parking lot to be improved and operated under the conditions hereinafter set forth; that the proposed use is located within a sparsely improved portion of S. Halsted Street and is compatible with the existing improvements and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an accessory off-site parking lot containing 27 spaces for the parking of private passenger automobiles, on premises at 7152 S. Halsted Street, to satisfy the parking requirements for a church located at 7138-40 S. Halsted Street upon condition that no use shall be made of the premises for the purpose requested.

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until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that the drainage shall not run directly into the city streets; that steel plate beam guard rails shall be erected and maintained on the periphery of the lot; that ingress and egress shall be from S. Halsted Street; that the alley abutting the facility may not be used for ingress nor for egress; that the hours of operation of the parking lot shall be limited to the hours during which services or other church activities are being conducted at the church at 7138-40 S. Halsted Street; that the lot shall be securely locked at all other times; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: True Temple of Solomon Church
APPEARANCES FOR: Rev. Eddie Banks
APPEARANCES AGAINST:

CAL. NO. 236-84-S
MAP NO. 18-F
MINUTES OF MEETING
July 27, 1984

PREMISES AFFECTED— 7157 S. Halsted Street
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, True Temple of Solomon Church, owner, on June 12, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an accessory off-site parking lot for the parking of private passenger automobiles, in a B2-2 Restricted Retail District, on premises at 7157 S. Halsted Street, to satisfy the parking requirements for a church located at 7138-40 S. Halsted Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194 A of the Municipal Code of Chicago, specifically, Sections 5.8-5 and 11.10-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984 after due notice thereof by publication in the Chicago Tribune on July 9, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B2-2 Restricted Retail District; that the proof presented indicates that the proposed parking lot for 16 automobiles is necessary at this location to satisfy the parking requirements for a church located at 7138-40 S. Halsted Street; that the public health, safety and welfare will be adequately protected in the design and operation of the said parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed use is located within a sparsely improved portion of S. Halsted Street and is compatible with the existing improvements on S. Halsted Street and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an accessory off-site parking lot containing 16 spaces for the parking of private passenger automobiles, on premises at 7157 S. Halsted Street, to satisfy the parking requirements for a church located at 7138-40 S. Halsted Street; upon condition that no use shall be made of the premises for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles

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shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that the drainage shall not run directly into city streets; that steel plate beam guard rails shall be erected on the periphery of the lot; that ingress and egress shall be from S. Halsted Street; that the alley abutting the facility may not be used for ingress nor for egress; that the hours of operation of the parking lot shall be limited to the hours during which services or other church activities are being held at the church at 7138-40 S. Halsted Street; that the lot shall be securely locked at all other times; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a permit until an inspection 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: Illinois Scrap Processing, Inc.
APPEARANCES FOR: Martin S. Gerber
APPEARANCES AGAINST: George S. Murtaugh

CAL. NO. 237-84-S
MAP NO. 22-A
MINUTES OF MEETING
July 27, 1984

PREMISES AFFECTED— 3500-30 E. 93rd Street and 9301-49 S. Ewing Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
September 21, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Rudnick & Wolfe
 APPEARANCES FOR: Richard Wendy
 APPEARANCES AGAINST:

CAL. NO. 238-84-S
 MAP NO. 1-E
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 228 E. Grand Avenue and 211 E. Ohio 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
Abstain		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Rudnick & Wolfe, for American National Bank & Trust Co., Tr. #55618, owner, on May 25, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of 340 parking spaces as non-accessory public parking in an existing multi-level parking garage attached to the south of a 26-story business and residential building, in a C3-6 Commercial-Manufacturing District, on premises at 228 E. Grand Avenue and 211 E. Ohio Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 9.3-3 and 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 July 27, 1984 after due notice thereof by publication in the Chicago Tribune on July 9, 1984; 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 in this case that the proposed use is to be located in a C3-6 Commercial-Manufacturing District; that the proof presented indicates that a recently constructed 26-story business and 591 residential unit building with attached multi-story parking garage exists on the subject site; that the garage contains 340 parking spaces, of which 325 spaces are required for the 591 residential units; that no parking is required for the proposed business uses; that 70 of the 591 residential units are currently under lease; that the applicant projects that it will take approximately 18 months before all of the residential units are fully occupied; that it is proposed to rent the 325 accessory parking spaces along with the 15 non-accessory spaces to the general public; that the garage will be operated as a self-park facility; that in the event the garage becomes fully or near fully occupied, valet service will be provided; that the proposed use is necessary for the public convenience at this location to provide needed additional off-street parking in this high density area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use which will provide for valet service when at near capacity, have personnel on the premises 24 hours daily, and parking available at all times to tenants of the residential structure; and that the proposed use of the 325 accessory

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parking spaces along with 15 non-accessory parking spaces as public parking will be compatible with the existing uses in the area and will not cause injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of 340 parking spaces as non-accessory self-park public parking in an existing multi-level parking garage attached to the south of a 26-story business and 591 residential unit building, on premises at 228 E. Grand Avenue and 211 E. Ohio Street, upon condition that there shall be personnel on the garage premises 24 hours daily; that valet service shall be provided when the parking garage becomes fully or near fully occupied; that parking in the garage shall at all times be available to tenants of the 591 residential units; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the applicant shall report to the Board, before July 27, 1986, the total number of residential units occupied at that time, the number of tenants who have automobiles and require on-site parking, and the amount that is or will be charged such tenants for parking privileges; and be it further

RESOLVED, that the non-accessory public parking privileges granted to the applicant herein shall be considered an interim use only until such time the 591 residential units are totally occupied, at which time, this resolution shall be null and void.

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

APPLICANT: Mount Carmel M.B. Church
APPEARANCES FOR: Joyce S. Britton
APPEARANCES AGAINST:

CAL. NO. 239-84-Z
MAP NO. 6-E
MINUTES OF MEETING
July 27, 1984

PREMISES AFFECTED— 2978 S. Wabash Avenue
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Mount Carmel M.B. Church, owner, on June 14, 1984, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a three-story addition containing classrooms, offices, hall, and caretaker quarters to the north side of a three-story church building whose front yard will be 4.5 ft. instead of 15 ft. and whose north side yard will be 5.68 ft. instead of 11.3 ft., on premises at 2978 S. Wabash Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984 after due notice thereof by publication in the Chicago Tribune on July 9, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R5 General Residence District; that the proof presented indicates that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the increase in church activities necessitates an increase in the size of the existing building; that the plight of the owner is due to unique circumstances in that the existing building is built to the front and south lot lines and that provision for the required set-back would place an undue architectural hardship on the applicant; and that the variations, if granted, will not alter the essential character of the locality in that the proposed addition is located in the only residentially zoned portion of S. Wabash Avenue and immediately north of a Residential Planned Development; 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 and that a variation be and it hereby is granted to permit the erection of a three-story

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Cal. No. 239-84-Z

addition containing classrooms, offices, hall and caretaker quarters to the north side of a three-story church building whose front yard will be 4.5 ft. instead of 15 ft. and whose north side yard will be 5.68 ft. instead of 11.3 ft., on premises at 2978 S. Wabash 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: Mount Carmel M.B. Church
 APPEARANCES FOR: Joyce S. Britton
 APPEARANCES AGAINST:

CAL. NO. 240-84-A
 MAP NO. 6-E
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 2978 S. Wabash Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Mount Carmel M.B. Church, owner, on June 15, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an R5 General Residence District, the erection of a three-story addition to the north side of a pre-ordinance three-story 600 seat church building for which, it is alleged, requires no off-street parking, and that the voluntary establishment of on-site parking for 27 automobiles is legally sufficient; on premises at 2978 S. Wabash Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.12-2 and 11.8-1."

and

WHEREAS, a public hearing was held on the application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R5 General Residence District; that on July 27, 1984 the Board granted a variation permitting the erection of a three-story addition to the north side of the existing church building at 2978 S. Wabash Avenue in Cal. No. 239-84-Z; that the proof presented indicates that the existing 600 seat church building was erected prior to the time of the passage of the 1953 parking amendment to the zoning ordinance; that the proposed addition to the church consists of classrooms, offices, hall and caretaker quarters and does not increase the seating capacity of the existing church; that the on-site parking for 27 automobiles is not required but will be provided on a voluntary basis by the appellant; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the

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erection of a three-story addition to the north side of a pre-ordinance three-story 600 seat church building containing classrooms, offices, hall and caretaker quarters, with a voluntary provision for 27 on-site parking spaces, on premises at 2978 S. Wabash 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: Pepper Construction Co.
 APPEARANCES FOR: Vincent J. Getzendanner
 APPEARANCES AGAINST:

CAL. NO. 241-84-Z
 MAP NO. 1-F
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 629-51 N. Orleans Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Pepper Construction Co., for Orleans Building Corporation, owner, filed on June 14, 1984, an application for a variation of the zoning ordinance to permit, in an M1-5 Restricted Manufacturing District, the erection of an eight-story office building with a waiver of the required loading berth, on premises at 629-51 N. Orleans Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 10.15-1(2) and 11.7-4(4); and

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984 after due notice thereof by publication in the Chicago Tribune on July 9, 1984; and

WHEREAS, the district maps show that the premises are located in an M1-5 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an M1-5 Restricted Manufacturing District; that it is proposed to erect on the subject site an architecturally ornate, unusually shaped eight-story office building with on-site parking facilities for 37 automobiles; that the proposed building will be situated on the southeast portion of the 71 ft. by 218 ft. lot; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the establishment of a 10 ft. by 25 ft. loading area with sufficient aisle and maneuvering space would displace a portion of sorely needed on-site parking spaces and would disrupt the orderly flow of the parking area; that the plight of the owner is due to unique circumstances in that the irregularly shaped office building necessitates the proposed parking configuration; that the variation, if granted, will not alter the essential character of the locality and that often used parking spaces would be more beneficial to the community than would an infrequently used loading space; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it does hereby made a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of an eight-story office building with a waiver of the required loading berth, on premises at 629-51 N. Orleans Streets, 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: Roger D. Rudich
 APPEARANCES FOR: Roger D. Rudich
 APPEARANCES AGAINST: George Breyer, et al.

CAL. NO. 242-84-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 1873 N. Orchard Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Roger D. Rudich, for United of America Bank, Tr. #1283, owner, on June 19, 1984 filed, and subsequently amended, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a three-story single family residence whose north side yard will be 14 ins. and whose south side yard will be 2 ins. instead of 2.33 ft. each, on premises at 1873 N. Orchard Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.8-4(1) and 11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984 after due notice thereof by publication in the Chicago Tribune on July 9, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises finds, in this case that the proposed use will be located in an R4 General Residence District; that the proof presented indicates that the applicant has amended his original building plan to provide for a 14 inch north side yard and a 2 inch south side yard to accommodate the adjoining property owners; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that compliance with side yard requirements would result in a dwelling too narrow to meet the applicant's needs; that the plight of the owner is due to the narrow lot width; that the variations, if granted, will not alter the essential character of the locality in that the subject site is located in a block in which the majority of the improvements do not comply with the side yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a three-story

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single family residence whose north side yard will be 14 ins. and whose south side yard will be 2 ins. instead of 2.33 ft. each, on premises at 1873 N. Orchard 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: Schain, Burney, Kenny & Wolfberg
 APPEARANCES FOR: Robert Kenny
 APPEARANCES AGAINST: Roland D. Whitman

CAL. NO. 243-84-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED-- 1801-13 N. Mohawk Street
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Schain, Burney, Kenny & Wolfberg, for City of Chicago, in trust for the use of schools, owner, on June 12, 1984, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a four-story 24 dwelling unit townhouse building with no north side yard instead of 16.3 ft. and with no east rear yard instead of 30 ft., on premises at 1801-13 N. Mohawk Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections. 7.8-5 and 7.9-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984 after due notice thereof by publication in the Chicago Tribune on July 9, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R5 General Residence District; that pursuant to the applicable lot area per dwelling requirement a 48-unit building could be erected on the subject site; that the developer of the project originally proposed to erect a building containing 32 townhouse units; that upon presentation of the plan to the community, it was requested by the neighborhood organizations to reduce the number of units to 24 to conform more fully with the character of the Lincoln Park residential area; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the 50 per cent reduction in the number of allowable units necessitates an increase in the size of the units to ensure a reasonable economic return to the developer; that the plight of the owner is due to unique circumstances in that the variations of the size requested are necessary to provide for a landscaped garden between the two proposed townhouse buildings so as to have a development consistent with the character of the community; and that the variations, if granted, will be compatible with the existing

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improvements in the area and will not alter the essential character of the neighborhood;
it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it does hereby made a variation in the application of the district regulations and that a variation be and it hereby is granted to permit the erection of a four-story 24 dwelling unit townhouse building with no north side yard instead of 16.3 ft. and with no east rear yard instead of 30 ft., on premises at 1801-13 N. Mohawk 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: James D. Little
 APPEARANCES FOR: Robert Kenny
 APPEARANCES AGAINST:

CAL. NO. 244-84-Z
 MAP NO. 2-G
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED-- 817 S. Bishop Street
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
Abstain		
x		
x		
x		

THE RESOLUTION:

WHEREAS, James F. Little, for Chicago Title and Trust Co., Tr. #1083535, owner, on July 3, 1984, filed and subsequently amended, an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a three-story 25 ft. by 25 ft. garage and room addition to the rear of a three-story two-dwelling unit building with no rear yard instead of 30 ft., on premises at 817 S. Bishop Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 3, 1984 reads:

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

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984 after due notice thereof by publication in the Chicago Tribune on July 9, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R5 General Residence District; that the proof presented indicates that on July 9, 1984, the City Council of the City of Chicago rezoned the district from R4 to R5; that the three-story building on the subject site is presently vacant and the subject of Building Court litigation; that the applicant proposes to renovate the subject building to provide a first floor rental unit and to duplex the second and third floors for owner occupancy; that the proposed construction of a three-story 25 ft. by 25 ft. addition to the rear of said building is to provide garage space on the ground floor and additional living space for the owner-occupied duplex unit on the second and third floors; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed in this district in that the subject site is located in a block where large front yard building lines have been established through private covenants and the rear yard is the only space available on the property in which to bring the existing building into compliance with building code requirements thereby making the building economically viable; that the plight of the owner is due to unique circumstances in that the substantial deterioration of the existing building and subsequent litigation requires the variation to bring the building

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into compliance with building code requirements; and that the variation, if granted, will not alter the essential character of the locality in that a number of buildings on the block do not comply with the rear yard requirements of the zoning ordinance and that the front yard will remain consistent with the majority of the front 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 and that a variation be and it hereby is granted to permit the erection of a three-story 25 ft. by 25 ft. garage and room addition to the rear of a three-story two-dwelling unit brick building with no rear yard instead of 30 ft., on premises at 817 S. Bishop Street, upon condition that plans and permits shall be obtained indicating compliance with building code requirements 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: Mary Hill and Johnnie Hill
 APPEARANCES FOR: Johnnie Hill
 APPEARANCES AGAINST:

CAL. NO. 245-84-A
 MAP NO. 12-E
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 602 E. 50th Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Mary Hill and Johnnie Hill, for Dave Gratton, owner, on June 6, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of an automatic launderette in a one-story brick store building, in an R5 General Residence District, on premises at 602 E. 50th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 4, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-5 and 11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R5 General Residence District; that the proof presented indicates that on December 13, 1973 the Board sustained an appeal permitting the establishment of a launderette in the store on the subject site, in Cal. No. 372-73-A; that the subject site is located in a building containing several other operating business uses; that the extension of the non-conforming business use throughout the non-conforming building is permitted under Section 6.4-6 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the re-establishment of an automatic launderette in a one-story brick store building, on premises at 602 E. 50th Street, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 9 P.M., Mondays through Fridays and 7 A.M. and 10 P.M., Saturdays and 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: DeWitt Toliver
 APPEARANCES FOR: Thomas J. Anselmo
 APPEARANCES AGAINST:

CAL. NO. 246-84-A
 MAP NO. 12-H
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 5312 S. Honore Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, DeWitt Toliver, for Duane Lewis, owner, on May 30, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of a grocery store on the first floor of a two-story frame store and apartment building, in an R3 General Residence District, on premises at 5312 S. Honore Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 10, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, 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 July 27, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R3 General Residence District in a non-conforming store on the first floor of a two-story frame store and apartment building; that the proof presented indicates that the store has been previously occupied by a grocery store since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance, which use ceased operating in February, 1984; that the re-establishment of a grocery store is proper under Section 6.4-5 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the re-establishment of a grocery store on the first floor of a two-story frame store and apartment building, on premises at 5312 S. Honore Street, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 6 P.M., daily; 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: Emma Harvey
 APPEARANCES FOR: Emma Harvey
 APPEARANCES AGAINST:

CAL. NO. 247-84-A
 MAP NO. 4-H
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 1239 S. Wolcott Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Emma Harvey, for Duane Lewis, owner, on June 5, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a food dispenser license for a proposed "Tastee Freeze" in a one-story brick store building at the rear of a lot improved with a two-story brick grocery and liquor store and apartment building, in an R3 General Residence District, on premises at 1239 S. Wolcott Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 4, 1984 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-3."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R3 General Residence District in a non-conforming one-story brick store building at the rear of a lot improved with a two-story brick grocery and liquor store and apartment building; that the proof presented indicates that the subject store has been previously occupied by business uses, the last use having been a motor vehicle repair garage which use was discontinued in February, 1984; that the change of use to a "Tastee Freeze" business is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a food dispenser license for a proposed "Tastee Freeze" in a one-story brick store building at the rear of a lot improved with a two-story brick grocery and liquor store and apartment building, on premises at 1239 W. Wolcott Avenue, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 10 P.M., daily; 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: Dennis McCarthy
APPEARANCES FOR: Dennis McCarthy
APPEARANCES AGAINST:

CAL. NO. 248-84-A
MAP NO. 7-G
MINUTES OF MEETING
July 27, 1984

PREMISES AFFECTED— 2856 N. Racine Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case continued to
August 24, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Thomas J. McLaughlin
 APPEARANCES FOR: Thomas J. McLaughlin
 APPEARANCES AGAINST:

CAL. NO. 249-84-A
 MAP NO. 26-A
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 3741 E. 106th Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Thomas J. McLaughlin, for Valentino Majstorich, owner, on June 18, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a carry-out restaurant in the rear store portion of a one and two-story brick store and apartment building, in an R3 General Residence District, on premises at 3741 E. 106th Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that the rear store portion of the building on the premises has been previously occupied by business uses, the last use having been a thrift shop and barber shop; that the change of use to a carry-out restaurant is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit a carry-out restaurant in the rear store portion of a one and two-story brick store and apartment building, on premises at 3741 E. 106th Street, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 5 P.M., Mondays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Manuel M. Onate
 APPEARANCES FOR: Manuel M. Onate
 APPEARANCES AGAINST:

CAL. NO. 250-84-A
 MAP NO. 16-I
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 6824 S. Western Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Manuel M. Onate, for Rudolph Neruda, owner, on June 11, 1984 filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a pet shop in the store portion of a one and one-and-a-half story brick and frame store and apartment building, in a B2-2 Restricted Retail District, on premises at 6824 S. Western Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 July 27, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B2-2 Restricted Retail District; that the proof presented indicates that the store in the building on the subject site has been previously occupied by a florist shop, a permitted use in a B2 district; that a pet shop requires a minimum B4 zoning; that the Board has no authority to permit the establishment of a pet shop in the building on the subject site; it is therefore

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

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

APPLICANT: Julio's Auto Parts
APPEARANCES FOR: Arturo Martin
APPEARANCES AGAINST:

CAL. NO. 251-84-A
MAP NO. 3-H
MINUTES OF MEETING
July 27, 1984

PREMISES AFFECTED— 2131 W. Division Street
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Julio's Auto Parts, owner, on May 24, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a machine shop license for the repair of brake drums and rotors as an accessory use to an existing auto parts store in a three-story brick store and apartment building, in a B4-2 Restricted Service District, on premises at 2131 W. Division Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 22, 1984 reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, 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 July 27, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in a B4-1 Restricted Service District in an existing auto parts store; that the appellant is seeking a machine shop license for the operation of brake lathes in an area consisting of less than two percent of the floor area; that the proposed use is accessory to the existing auto parts store; 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 approve a machine shop license for the repair of brake drums and rotors in an existing auto parts store in a three-story brick store and apartment building, on premises at 2131 W. Division Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued; and further provided that upon issuance of said license the appellant shall have the right to use the machine shop area only as an accessory use to the retail auto parts store.

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

APPLICANT: Dennis L. Underwood
 APPEARANCES FOR: Dennis L. Underwood
 APPEARANCES AGAINST:

CAL. NO. 252-84-A
 MAP NO. 9-G
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 3301 N. Southport Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Dennis L. Underwood, owner, on May 29, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an antiques and gift shop in the store on the first floor of a two-story frame store and apartment building, in an R4 General Residence District, on premises at 3301 N. Southport Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, 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 July 27, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the non-conforming store in the building on the subject site has been previously occupied by business uses, the last use having been a business office, a B2 use; that the change of use to an antiques and gift shop, a B2 use, 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 antiques and gift shop in the store on the first floor of a two-story frame store and apartment building, on premises at 3301 N. Southport Avenue, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 6 P.M., Tuesdays through Saturdays and 11 A.M. and 3 P.M., Sundays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Rodney Willis
 APPEARANCES FOR: Paula Lingo
 APPEARANCES AGAINST:

CAL. NO. 253-84-A
 MAP NO. 8-E
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 3144 S. Calumet Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Rodney Willis, owner, on June 11, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon in a two-story brick residential building, in an R3 General Residence District, on premises at 3144 S. Calumet Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 July 27, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that the appellant purchased the subject site in 1980 and subsequently found evidence suggesting a beauty shop operation existed at one time in the basement of the two-story brick residential building; that as part of the building's renovation, the appellant has installed a beauty shop in the basement; that the records of the City of Chicago indicate that the subject site has had residential zoning since the City's first zoning ordinance in 1923; that under Sections 6.4-5 and 7.3 the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Arthur Jones
 APPEARANCES FOR: Arthur Jones
 APPEARANCES AGAINST: Vera Harris
 PREMISES AFFECTED— 5202 S. Wabash Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 254-84-A
 MAP NO. 12-E
 MINUTES OF MEETING
 July 27, 1984

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Arthur Jones, for Tony Overton, owner, on May 29, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a food purveyor license for the sale of candy in the basement of a two-story brick residential building, in an R4 General Residence District, on premises at 5202 S. Wabash Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, 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 July 27, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District; that City of Chicago records show that the subject site has had residential zoning since the first zoning ordinance in 1923; that a cosmetic business was illegally established at the subject site and was discontinued several years ago; that under Section 7.3 of the zoning ordinance the Board has no authority to permit the establishment of a business use in a residential district; it is therefore

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

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

APPLICANT: Joe Coston
APPEARANCES FOR: Joe Coston
APPEARANCES AGAINST:

CAL. NO. 255-84-A
MAP NO. 18-F
MINUTES OF MEETING
July 27, 1984

PREMISES AFFECTED— 7221 S. Halsted Street
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Joe Coston, for Eugene Billings, owner, on June 1, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of an automobile repair shop in an existing one-story brick automobile service building, in a B2-2 Restricted Retail District, on premises at 7221 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 28, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provision 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 July 27, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in a B2-2 Restricted Retail District in an existing automobile service building on the subject site; that the proof presented indicates that an automobile repair shop has been in operation at the subject site since 1962; that the downzoning of the property in the year 1979 made the use of the premises non-conforming; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the continued operation of an automobile repair shop in an existing one-story brick automobile service building, on premises at 7221 S. Halsted Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6:30 P.M., Mondays through Saturdays and that there shall be no body or fender work, engine rebuilding or spray painting done on the premises and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Roberts Temple Church of God in Christ
 APPEARANCES FOR: James Morrison
 APPEARANCES AGAINST:

CAL. NO. 256-84-A
 MAP NO. 10-E
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 4021 S. State Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Roberts Temple Church of God in Christ, owner, on May 25, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the installation of an illuminated 3 ft. by 3 ft. identification sign on an existing non-conforming one and two-story brick church building, in an M1-2 Restricted Manufacturing District, on premises at 4021 S. State Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 July 27, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an M1-2 Restricted Manufacturing District on an existing non-conforming church building at the subject site; that the proof presented indicates that the appellant proposes to replace an illuminated identification sign which was destroyed in 1982 with a 3 ft. by 3 ft. illuminated sign which identifies the use of the building on the subject site as a church; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the installation of an illuminated 3 ft. by 3 ft. identification sign on an existing non-conforming one and two-story brick church building, on premises at 4021 S. State 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: Fair Automotive Repair, Inc./Sublessee
 APPEARANCES FOR: Edward A. Grate
 APPEARANCES AGAINST:

CAL. NO. 257-84-A
 MAP NO. 11-K
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 4725 W. Lawrence Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Fair Automotive Repair, Inc./Sublessee, for LaSalle National Bank, Trustee, owner, on June 12, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in a B4-1 Restricted Service District, the installation of a 4 ft. by 10 ft. changeable attraction sign due to its proximity to the Edens Expressway, which, it is alleged, is a business sign identifying automotive services conducted on the premises and therefore permitted, on premises at 4725 W. Lawrence Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B4-1 Restricted Service District on the northwest corner of the subject site lot, occupied by an automotive service business; that the proof presented indicates that the appellant seeks to install a 4 ft. by 10 ft. changeable sign on the subject site; that the proposed sign identifies only the business and work done at the site and is located more than 242 feet from the Edens Expressway; 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 installation of a 4 ft. by 10 ft. changeable attraction sign, on premises at 4725 W. Lawrence Avenue, upon condition that the said sign identifies only the business and services offered at this site; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: M. Thomas Batina
 APPEARANCES FOR: M. Thomas Batina
 APPEARANCES AGAINST:

CAL. NO. 258-84-A
 MAP NO. 3-E
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 160 E. Pearson Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, M. Thomas Batina, for Urban Development, owner, on June 12, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a license for an existing dog grooming shop, including a kennel for temporary boarding of guest's pets, in the Basement Personnel Level of the Ritz-Carlton Hotel, in a B6-6 Restricted Central Business District, on premises at 160 E. Pearson Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 4, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.3-6."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984; and

WHEREAS, the district maps show that the premises are located in a B6-6 Restricted Central Business District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in a B6-6 Restricted Central Business District; that the proof presented indicates the appellant operates a kennel in the basement personnel level of the Ritz-Carlton Hotel which provides temporary boarding facilities for pets as an accommodation to guests of the hotel; that the appellant is seeking a dog grooming license accessory to the kennel activity; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a license for an existing dog grooming shop, including a kennel for temporary boarding of guest's pets, in the Basement Personnel Level of the Ritz-Carlton Hotel, on premises at 160 E. Pearson Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Karen Vosseller
 APPEARANCES FOR: Karen Vosseller
 APPEARANCES AGAINST: William Scheiwiller

CAL. NO. 259-84-A
 MAP NO. 7-L
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 5332 W. Diversey Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Karen Vosseller, owner, on June 7, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a one-story 25 ft. by 54 ft. addition to the rear of a two-story brick building which will expand an existing first floor sign studio business and the utilization of the western portion of the lot as accessory outdoor storage of signs and equipment, in a B4-1 Restricted Service District, on premises at 5332 W. Diversey Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 July 27, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B4-1 Restricted Service District; that the proof presented indicates that the building on the subject site has been occupied by a sign studio business for the past 12 years; that the business conducted by the appellant consists of silk-screening, printing and hand-lettering signs for retail sale; that such activities are permitted uses in a B4 district; that the proposed one-story 25 ft. by 54 ft. addition to the existing building is necessary because of the growth of the applicant's business; that the utilization of the westerly portion of the lot is necessary for storage of old signs and ladders and is accessory to the principal use of the premises; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the erection of a one-story 25 ft. by 54 ft. addition to the rear of a two-story brick building which

MINUTES OF MEETING

July 27, 1984

Cal. No. 259-84-A

will expand an existing first floor sign studio business and the utilization of the western portion of the lot as accessory outdoor storage of signs and equipment, on premises at 5332 W. Diversey Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and provided further, that the outdoor storage on the western portion of the lot shall be limited to storage accessory to the sign studio business and that there shall be no extraneous storage and that the lot shall be maintained in a clean and orderly manner at all times.

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

APPLICANT: Demo & Jackie Roach
 APPEARANCES FOR: Freddrenna M. Lyle
 APPEARANCES AGAINST:

CAL. NO. 260-84-A
 MAP NO. 20-F
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED-- 8007 S. Vincennes Avenue
 SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Demo and Jackie Roach, for Bryant Stutts, owner, on June 7, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a record shop in the basement store of a two-story and basement frame store and apartment building, in an R3 General Residence District, on premises at 8007 S. Vincennes Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, 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 July 27, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that the non-conforming basement store in the building on the subject site has been previously occupied by business uses for over 20 years, the last use having been a grocery store; that a school supply and candy store, including the sale of records, 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 school supply and candy store, including the sale of records, in the basement store of a two-story and basement frame store and apartment building, on premises at 8007 S. Vincennes Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 8 P.M., daily; 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: Mathew Lindsay
 APPEARANCES FOR: Mathew Lindsay
 APPEARANCES AGAINST:

CAL. NO. 261-84-A
 MAP NO. 18-G
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 7555 S. Racine Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Mathew Lindsay, for Abhihem Atieh, owner, on May 19, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile repair shop in conjunction with an existing one-story brick service station building, in a B2-1 Restricted Retail District, on premises at 7555 S. Racine Avenue; and

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

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

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B2-1 Restricted Retail District in an existing one-story brick service station building; that the proof presented indicates that an auto repair shop has occupied the building at the subject site since prior to the rezoning of the district in 1979 from M1-2 to B2-1; that previous auto repair operation was discontinued in October, 1983; that licensing requirements have cause the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED; that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an automobile repair shop in conjunction with an existing one-story brick service station building, on premises at 7555 S. Racine Avenue, upon condition that the hours of operation shall be limited to the hours between 6 A.M. and 10 P.M.; that there shall be no body nor fender work, engine rebuilding or spray painting done on the premises and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Timothy E. Leahy
 APPEARANCES FOR: Langdon D. Neal
 APPEARANCES AGAINST:

CAL. NO. 262-84-A
 MAP NO. 7-L
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 5515 W. Belmont Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Timothy E. Leahy, owner, on June 4, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of a tavern in a one-story brick store building, in a B3-2 General Retail District, on premises at 5515 W. Belmont Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 6.5-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B3-2 General Retail District; that the proof presented indicates that the building on the subject site has been occupied as a tavern for the last 20 years; that on September 9, 1982 ; for reasons relating to a divorce proceeding, the tavern and its previous owner were placed under the authority of a receiver by the Circuit Court of Cook County; that as a result of the receivership the liquor license expired in December, 1982; that in March, 1984 the Court order was vacated when the appellant purchased the assets of the tavern; that the appellant is now seeking a liquor license to re-establish the tavern at the subject site; that the appellant has a right to continue the use of the building on the subject site as a tavern; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the re-establishment of a tavern in a one-story brick store building, on premises at 5515 W. Belmont Avenue, upon condition that the hours of operation shall be limited to the hours between 11:00 A.M. and 2 A.M., Mondays through Saturdays and 12 Noon and 2 A.M. Sundays; 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: Daniel M. Kuber
 APPEARANCES FOR: Daniel M. Kuber
 APPEARANCES AGAINST:

CAL. NO. 263-84-A
 MAP NO. 10-F
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 559 W. 42nd Place

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Daniel M. Kuber for Roy E. and Daniel M. Kuber, owners, on June 8, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an ice cream parlor at the rear of an existing grocery store in a two-story frame store and apartment building, in an R3 General Residence District, on premises at 559 W. 42nd Place; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 July 27, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R3 General Residence District in the rear of an existing non-conforming grocery store in the building on the subject site; that the proof presented indicates that it is proposed to sell ice cream from a soda fountain only and that there will be no table service to customers; that the hours of operation of the proposed use will remain the same as the hours of operation for the existing grocery store; that the proposed use is subordinate in purpose and accessory to the principal use of the premises as a grocery store; 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 ice cream parlor at the rear of an existing grocery store in a two-story frame store and apartment building, on premises at 559 W. 42nd Place, upon condition that the hours of operation shall be limited to the hours of operation of the existing grocery store, 6:30 A.M. to 10 P.M., daily, and that there shall be no table service of ice cream on the premises and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Juan M. Esquivel
 APPEARANCES FOR: Juan M. Esquivel
 APPEARANCES AGAINST: Miroslav Ceeh

CAL. NO. 264-84-A
 MAP NO. 6-J
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 3350 W. 23rd Street

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Juan M. Esquivel, owner, on June 19, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile repair and body shop in a one-story brick garage building, in an R4 General Residence District, on premises at 3350 W. 23rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 29, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 July 27, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District in an existing non-conforming one-story brick garage building; that the proof presented indicates that on April 20, 1979 the Board denied an appeal by the appellant for the approval of the establishment of an automobile repair shop at the subject site, Cal. No. 17-79-A, finding that the subject site building had not been used for commercial purposes for a four year period and that the last use of the building was a truck storage garage where no mechanical work was performed, which use discontinued in September, 1978; that the appellant stated that testimony was presented at the hearing in 1979 which was not correct but was presented in the belief that it was helpful to the appellant's case; that the appellant now testifies that for 15-20 years, mechanical automobile repair work was done on the subject site premises prior to his purchase of the property; 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 reverse and he is authorized to permit the establishment of an automobile repair shop in a one-story brick garage building, on premises at 3350 W. 23rd Street, upon condition that the hours of operation shall be limited to the hours

MINUTES OF MEETING

July 27, 1984

Cal. No. 264-84-A

between 9 A.M. and 7 P.M., Mondays through Saturdays; that there shall be no body nor fender work, engine rebuilding or spray painting done on the premises; that all repair work shall be done within the building and that all automobiles awaiting repairs or that have been repaired shall be stored on the premises; that there shall be no storage of vehicles on the city streets or the public alley abutting the subject site; that existing fencing surrounding the lot shall be repaired; that public sidewalks or parkways shall not be obstructed; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: James Love
 APPEARANCES FOR: James Love
 APPEARANCES AGAINST:

CAL. NO. 265-84-A
 MAP NO. 14-F
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 334 W. 59th Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, James Love, for Daniel A. Chreskow, owner, on June 7, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a motor vehicle repair license for an existing tire repair shop in the store portion of a three-story brick store and apartment building, in an R3 General Residence District, on premises at 334 W. 59th Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an existing three-story brick store and apartment building; that the proof presented indicates that an existing non-conforming tire repair shop has occupied the store in the building on the subject site since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant is seeking a motor vehicle repair license; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a motor vehicle repair license for an existing tire repair shop in the store portion of a three-story brick store and apartment building, on premises at 334 W. 59th Street, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 6 P.M., Mondays through Saturdays and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Billy Ray Mangum
 APPEARANCES FOR: James Morrison
 APPEARANCES AGAINST: Willie Foggie

CAL. NO. 266-84-A
 MAP NO. 28-G
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 1020 W. 118th Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Billy Ray Mangum, for Herbert Delaney, owner, on May 10, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a motor vehicle repair shop in a one-story brick non-conforming garage building, in an R3 General Residence District, on premises at 1020 W. 118th Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, 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 July 27, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that the existing non-conforming one-story brick garage building on the subject site has been in continuous operation as an automobile repair shop since 1965; that the appellant has a right to conduct an automobile repair shop excluding body and fender work, engine rebuilding and spray painting at the subject site; 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 motor vehicle repair shop in a one-story brick non-conforming garage building, on premises at 1020 W. 118th Street, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 5 P.M., Mondays through Saturdays; that there shall be no body nor fender work, engine rebuilding or spray painting done on the premises; that all repair work shall be done within the building and that all automobiles awaiting repairs or that have been repaired shall be stored on the premises; that there shall be no storage of vehicles on the city streets or public sidewalks or the public alley abutting the subject site; 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: Donald McGuire
 APPEARANCES FOR: Donald McGuire
 APPEARANCES AGAINST: Eduardo Suarez

CAL. NO. 267-84-A
 MAP NO. 6-I
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 2847-59 S. Troy Street

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Donald McGuire, owner, on May 15, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize an existing junk yard, in an M2-3 General Manufacturing District; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 10.3-2 and 10.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984; and

WHEREAS, the district maps show that the premises are located in an M2-3 General Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said site is located in an M2-3 General Manufacturing District, that the City of Chicago records indicate that the subject site was zoned manufacturing from 1923 until December 1, 1950, at which time the City Council rezoned the site to Residential; that the subject site has been zoned M2 General Manufacturing since the passage of the 1957 comprehensive amendment to the zoning ordinance; that under the 1957 code, a junk yard can be established only in an M2 or M3 zone and only upon approval of a Special Use; that testimony was given which indicates that a junk yard was established at the subject site for the past 18 years; that no proof was presented that would establish the continuous existence of a junk yard at the subject site since December 1, 1950; that the establishment of a junk yard in an M2 zone after 1957 would have required approval of a Special Use; it is therefore

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

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

APPLICANT: Ridgeway Hospital
 APPEARANCES FOR: John C. Broihier
 APPEARANCES AGAINST:

CAL. NO. 268-84-A
 MAP NO. 1-J
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 521 N. Hamlin Street

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Ridgeway Hospital, for Chicago Title & Trust Co., Tr. #1068214, on June 6, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an R4 General Residence District, the use of a three-story brick building as administrative offices for Ridgeway Hospital located at 520 N. Ridgeway Avenue, on premises at 521 N. Hamlin Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, 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 July 27, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the appellant hospital is located at 520 N. Ridgeway Avenue, directly east and across the alley from the subject site; that the subject premises has been used for administrative offices for Ridgeway Hospital for 10 years; that the office space presently consists of approximately 3000 square feet; that the appellant is an eleemosynary institution; that Section 7.3-4 of the zoning ordinance states that office space for such uses shall be limited to a maximum of 4000 square feet; 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 use of a three-story brick building as administrative offices for Ridgeway Hospital located at 520 N. Ridgeway Avenue, on premises at 521 N. Hamlin Street, upon condition that the administrative office space does not exceed 4000 square feet 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: Stella Montwicki
 APPEARANCES FOR: Mark Kupiec
 APPEARANCES AGAINST:

CAL. NO. 269-84-A
 MAP NO. 7-0
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 3122 N. Olcott Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Stella Montwicki, owner, on June 7, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a one-and-a-half story frame building as two dwelling units, in an R2 Single Family Residence District, on premises at 3122 N. Olcott Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 2, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.3-2, 7.5-1 and 11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in an R2 Single Family Residence District; that the proof presented indicates that the building on the subject site has been occupied as two dwelling units since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as two dwelling units, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the one-and-a-half story frame building, on premises at 3122 N. Olcott Avenue, as two dwelling units, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Ricardo Rodriquez
 APPEARANCES FOR: William Espinosa
 APPEARANCES AGAINST:

CAL. NO. 270-84-A
 MAP NO. 5-L
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 1736 N. Luna Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Ricardo Rodriquez, owner, on May 22, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a two-story and basement brick building as three dwelling units, in an R3 General Residence District, on premises at 1736 N. Luna Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in an R3 General Residence District; that the proof presented indicates that the building on the subject site has been occupied as three dwelling units since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as three dwelling units, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the two-story and basement brick building, on premises at 1736 N. Luna Avenue, as three dwelling units, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Quentin Wilson and James Wilson, Jr.
 APPEARANCES FOR: Quentin Wilson
 APPEARANCES AGAINST:

CAL. NO. 271-84-A
 MAP NO. 22-F
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 9412 S. LaSalle Street

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Quentin Wilson and James Wilson, Jr., owners, on June 4, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a two-story frame building as two dwelling units and the erection of dormers and side stairway additions, in an R2 Single Family Residence District, on premises at 9412 S. LaSalle Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.3-2 and 7.3-1(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is to be located in an R2 Single Family Residence District; that the proof presented indicates that the building on the subject site has been occupied as two dwelling units since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as two dwelling units, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the two-story frame building, on premises at 9412 S. LaSalle Street, as two dwelling units and the erection of dormers and side stairway additions, 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: Joseph Csikvari
 APPEARANCES FOR: Joseph Csikvari
 APPEARANCES AGAINST:

CAL. NO. 272-84-A
 MAP NO. 14-F
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 712 W. 58th Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Joseph Csikvari, owner, on June 13, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a one-story frame building as two dwelling units, in an R3 General Residence District, on premises at 712 W. 58th Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.5-3, 7.12-1(4) and 11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in an R3 General Residence District; that the proof presented indicates that the building on the subject site has been occupied as two dwelling units since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as two dwelling units provided 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 frame building, on premises at 712 W. 58th Street, as two dwelling units, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Michael Brigante

CAL. NO. 273-84-A

APPEARANCES FOR:

MAP NO. 9-K

MINUTES OF MEETING

July 27, 1984

APPEARANCES AGAINST:

PREMISES AFFECTED—

3745 N. Keeler Avenue

SUBJECT—

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

ACTION OF BOARD—

THE VOTE

Case continued to
August 24, 1984.

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Josefina Delgado
 APPEARANCES FOR: Josefina Delgado
 APPEARANCES AGAINST:

CAL. NO. 274-84-A
 MAP NO. 5-I
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 2642 W. Medill Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Josefina Delgado, owner, on May 23, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of the basement of a two-story frame two dwelling unit building into additional rooms, in a C1-1 Restricted Commercial District, on premises at 2642 W. Medill Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 9.3-1A(1), 9.6-1(1) and 9.11-1(8)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in a C1-1 Restricted Commercial District; that the proof presented indicates that two dwelling units have been in existence in the building on the subject site since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the extension of the non-conforming use throughout the building is permitted under Section 6.4-6 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the conversion of the basement of a two-story frame two dwelling unit building into additional rooms, on premises at 2642 W. Medill Avenue, upon condition that the basement shall not contain kitchen facilities nor shall it be used as a dwelling unit; 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: Judy DeSalvo
 APPEARANCES FOR: Judy DeSalvo
 APPEARANCES AGAINST:

CAL. NO. 275-84-A
 MAP NO. 28-E
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 225 E. Kensington Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Judy DeSalvo, owner, on June 7, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of a non-conforming store to a dwelling unit in a two-story frame store and three dwelling unit building, on a lot improved with a two story brick two dwelling unit building at the rear, in an R3 General Residence District, on premises at 225 E. Kensington Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 1, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago specifically, Sections 5.5, 7.5-3, 7.12-1(4), 11.8-1 and 7.3-3(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that the building on the front of a lot improved with a two-story brick two-dwelling unit building at the rear has been occupied as a non-conforming store and three dwelling unit building since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the conversion of a non-conforming store to a dwelling unit is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the conversion of a non-conforming store to a dwelling unit in a two-story frame store and three dwelling unit building on a lot improved with a two-story two-dwelling unit building at the rear, on premises at 225 E. Kensington Avenue, upon condition that plans and permits are obtained indicating compliance with building code regulations 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: Ralph N. Kesslering
 APPEARANCES FOR: Ralph N. Kesslering
 APPEARANCES AGAINST:

CAL. NO. 276-84-A
 MAP NO. 5-H
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 1610 N. Leavitt Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Ralph N. Kesslering, owner, on May 18, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a second floor dwelling unit in an existing two-story brick coach house at the rear of a lot improved with a two-story brick single family residence, in a B4-2 Restricted Service District, on premises at 1610 N. Leavitt Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 5.5, 8.3-4 and 11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B4-2 Restricted Service District; that the proof presented indicates that two buildings have existed on the subject site since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance, being a two-story residential building on the front of the lot and a two-story coach house at the rear; that the second floor of said coach house had at one time been residential living quarters, as evidenced by plumbing fixtures; that it is proposed to renovate the coach house to provide parking on the first floor and a dwelling unit on the second floor; 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 a second floor dwelling unit in an existing two-story brick coach house at the rear of a lot improved with a two-story brick single family residence, on premises at 1610 N. Leavitt 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: Fred E. Spreitzer

CAL. NO. 277-84-A

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING

July 27, 1984

PREMISES AFFECTED— 1059 W. Wrightwood Avenue

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

ACTION OF BOARD—

THE VOTE

Case continued to
August 24, 1984.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Joe Burch
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 278-84-A
MAP NO. 1-I
MINUTES OF MEETING
July 27, 1987

PREMISES AFFECTED— 3100 W. Fulton 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		

APPLICANT: Shirley Stuczynski

CAL. NO. 279-84-A

APPEARANCES FOR:

MAP NO. 24-A

APPEARANCES AGAINST:

MINUTES OF MEETING
July 27, 1984

PREMISES AFFECTED— 10261 S. Avenue M

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

ACTION OF BOARD—

Case continued to
August 24, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Bickerdike Redevelopment Corp.
 APPEARANCES FOR: Anthony R. Licata
 APPEARANCES AGAINST: Robert Lewinthal, et al.

CAL. NO. 115-84-Z
 MAP NO. 3-H
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 2115 and 2117 W. Crystal Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
Abstain		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Bickerdike Redevelopment Corp., owner, on February 17, 1984, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection and division of a two-unit duplex townhouse, the east unit with no west side yard and the west unit with no east side yard instead of 2.5 ft. each, on premises at 2115 and 2117 W. Crystal Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 11.7-4(1) and 5.7-2."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984 after due notice thereof by publication in the Chicago Tribune on March 28, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District; that on April 13, 1984 the Board granted a variation to the applicant corporation for the erection and division of a two-unit duplex townhouse, the east unit with no west side yard and the west unit with no east side yard instead of 2.4 ft. each, at 1435 and 1439 W. Cortez Street; that the variation requested is to erect a similar townhouse on the lot at 2115 and 2117 W. Crystal Street; that the record of the previous case, Cal. No. 114-84-Z, is made part of the record in this case; that the proof presented indicates that the applicant is a not for profit corporation; that federal funds have been obtained for low-cost housing under an Urban Development Action Grant; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that due to the limitation of funds available for the project, it is proposed to erect a two-unit party wall townhouse, rather than more costly detached single family residences; that the plight of the owner is due to unique circumstances in that it is necessary to sell each unit individually and that upon legal division of the lot interior side yards would then be required, which, without the required variation, would create a non-conforming situation; that the variations, if granted,

MINUTES OF MEETING

July 27, 1984

Cal. No. 115-84-Z

will not alter the essential character of the locality in that in the block in which the subject site is located there is a mixture of building types and that many of the improvements do not comply with the side yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations and that a variation be and it hereby is granted to permit the erection and division of a two-unit duplex townhouse, the east unit with no west side yard and the west unit with no east side yard instead of 2.5 ft. each, on premises at 2115 and 2117 W. Crystal 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: Gertrude Lempp Kerbis

CAL. NO. 121-84-Z

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING
July 27, 1984

PREMISES AFFECTED— 335-39 W. Webster Avenue

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

ACTION OF BOARD—

Case continued to
September 21, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Goggin & Furda
 APPEARANCES FOR: Vincent J. Getzandanner
 APPEARANCES AGAINST: George W. Groble

CAL. NO. 140-84-Z
 MAP NO. 5-f
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 2122 N. Hudson Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

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

THE RESOLUTION:

WHEREAS, Goggin & Furda, for LaSalle National Bank, Tr. #107682, owner, on April 18, 1984 filed, and subsequently amended, an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a four-story two-dwelling unit condominium building whose front yard will be 12.68 ft. instead of 15 ft. and with no north side yard instead of 2.5 ft., on premises at 2122 N. Hudson Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.8-2 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 27, 1984 after due notice thereof by publication in the Chicago Tribune on May 2, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R5 General Residence District; that the proof presented indicates that the appellant proposes to erect a four story two-duplex dwelling unit building on the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that a building of the width and length proposed is needed to obtain a modern livable layout of rooms and which will conform to the architectural style of the existing buildings in this historic neighborhood in which the subject site is located; that the plight of the owner is due to the narrow lot width and the desire to provide a front yard comparable to the existing front yards of adjoining buildings; that the variations, if granted, will not alter the essential character of the neighborhood in that the proposed front yard will be consistent with the majority of other front yards in the block and that the zero north yard will not impair an adequate supply of light and air to the abutting building which has a light and air well on its south wall; it is therefore

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

MINUTES OF MEETING

July 27, 1984

Cal. No. 140-84-Z

it does hereby make a variation in the application of the district regulations and that a variation be and it hereby is granted to permit the erection of a four-story two-dwelling unit condominium building whose front yard will be 12.68 ft. instead of 15 ft. and with no north side yard instead of 2.5 ft., on premises at 2122 N. Hudson 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: Chicago Center Hospital, an Illinois not-for-profit corporation
 APPEARANCES FOR: John E. Kelly
 APPEARANCES AGAINST: Robert Stumfoll

CAL. NO. 148-84-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED— 426 W. Wisconsin Street

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

ACTION OF BOARD—

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Chicago Center Hospital, an Illinois not-for-profit corporation, owner, on March 6, 1984, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 13 ft. by 25 ft. by 11 ft. high oxygen storage building connected to the north side of a hospital by a 12 ft. wide canopy, which storage building will be located in the required rear yard 5 ft. from the north lot line, on premises at 426 W. Wisconsin Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.9-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984 after due notice thereof by publication in the Chicago Tribune on May 2, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R5 General Residence District; that the proof presented indicates that the applicant's hospital currently stores its oxygen supply in the basement of the said hospital on the subject site; that the applicant was advised by the Chicago Fire Department that an unsafe condition exists and to find an alternative location for storage of its oxygen cylinders; that the applicant proposes to construct a 13 ft. by 25 ft. by 11 ft. high masonry oxygen storage building to the north side of the existing hospital with a 12 ft. wide canopy connection; that the proposed building will be used solely for storage of oxygen, which in itself is not flammable or toxic; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed separate external structure is the only viable option available to the applicant in order to continue to provide quality health care services to the public; that the plight of the owner is due to unique circumstances in that it is necessary for the applicant to construct the proposed building for safety reasons and to comply

MINUTES OF MEETING

July 27, 1984

Cal. No. 148-84-Z

with the requirements of city and state regulatory authorities regarding storage of oxygen on hospital premises; that the variations, if granted, will not alter the essential characteristics of the neighborhood in that the proposed building will conform in design and materials to the newest portion of the existing hospital building; that the proposed canopy will enhance the appearance of the emergency entrance; that additional improved landscaping will be provided; 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 and that a variation be and it hereby is granted to permit the erection of a 13 ft. by 25 ft. by 11 ft. high oxygen storage building connected to the north side of a hospital by a 12 ft. wide canopy, which storage building will be located in the required rear yard 5 ft. from the north lot line, on premises at 426 W. Wisconsin Street, upon condition that no combustible material shall be stored in the proposed building; that the proposed building shall be used for oxygen storage only; and that all requirements of City of Chicago and state regulatory authorities regarding storage of oxygen on hospital premises shall be complied with before a permit is issued.

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

APPLICANT: John R. Amos
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 155-85-A
MAP NO. 14-F
MINUTES OF MEETING
July 27, 1984

PREMISES AFFECTED— 6243 S. Normal 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		

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

APPLICANT: Hedwig Kowalski
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 170-84-A
MAP NO. 12-G
MINUTES OF MEETING
July 27, 1984

PREMISES AFFECTED— 4737 S. Ada Street

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		

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

APPLICANT: National Parking Corp.
 APPEARANCES FOR: H.C. Lassiter
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 1211 S. Wabash Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 189-84-S
 MAP NO. 4-E
 MINUTES OF MEETING
 July 27, 1984

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, National Parking Corp., for Norell Investments, owner, on May 2, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a public parking lot for the parking of private passenger automobiles in a B7-6 General Central Business District, on premises at 1211 S. Wabash Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 14, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.4-7(3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984, after due notice thereof by publication in the Chicago Tribune on May 25, 1984; and

WHEREAS, the district maps show that the premises are located in a B7-6 General Central Business District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B7-6 General Central Business District; that the proof presented indicates that a parking lot at this location is necessary for the public convenience in that this is a high density area with a great need for public parking; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed 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 establishment of a public parking lot for the parking of private passenger automobiles, on premises at 1211 S. Wabash Avenue, upon condition that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the surfacing, drainage and tire guards shall be maintained; that the lot shall be enclosed with a cyclone fence; that lighting shall be provided; that ingress and egress shall be from E. Roosevelt Road and S.

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July 27, 1984
Cal. No. 189-84-S

Wabash Avenue; that the alley abutting the facility may not be used for ingress nor for egress; that the driveways shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that the hours of operation shall be limited to the hours between 6 A.M. and 5 P.M., Mondays through Fridays and during times when special events are held in the area; that the lot shall be securely locked at all other times; that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a permit 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: Mt. Carmel Holiness Church in Christ Jesus
 APPEARANCES FOR: Charles W. Pulliam
 APPEARANCES AGAINST:

CAL. NO. 193-84-S
 MAP NO. 1-L
 MINUTES OF MEETING
 July 27, 1984

PREMISES AFFECTED-- 4800-08 W. Washington Boulevard
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

Application approved.

THE RESOLUTION:

WHEREAS, Mt. Carmel Holiness Church in Christ Jesus, for Exxon Company U.S.A., owner, on April 18, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a one-story church building, in a B4-2 Restricted Service District, on premises at 4800-08 W. Washington Boulevard; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984 after due notice thereof by publication in the Chicago Tribune on May 25, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B4-2 Restricted Service District; that the proof presented indicates that a church is necessary at this location to accommodate the needs of the congregation; that the public health, safety and welfare will be adequately protected in that the proposed use will meet building code requirements, provide landscaping and adequate off-street parking to be improved under the conditions hereinafter set forth; that the establishment of a church at this location will not cause substantial injury to the value of other property in the neighborhood; and that the proposed church is compatible with the existing business and residential improvements in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of a one-story church building, on premises at 4800-08 W. Washington Boulevard, upon condition that the parking area shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that drainage shall be provided by the use of drainage tiles within the property running to an established City of

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July 27, 1984

Cal. No. 193-84-S

Chicago sewer; that the drainage shall not run directly into city streets; that striping shall be provided; that steel plate beam guard rails shall be erected on the periphery of the lot; that fencing shall be provided on the west and north lot lines; that lighting shall be provided that will be deflected away from abutting residential properties; that ingress and egress shall be from N. Cicero Avenue; that the alley abutting the facility may not be used for ingress nor for egress; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; 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: Felix and Socorro Hernandez
APPEARANCES FOR: William Espinosa
APPEARANCES AGAINST:

CAL. NO. 202-84-A
MAP NO. 6-J
MINUTES OF MEETING
July 27, 1984

PREMISES AFFECTED— 2439 S. Drake Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Felix and Socorro Hernandez, owners, on April 12, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve the use of a two-story brick building as three dwelling units with on-site parking for two instead of three automobiles, in an R4 General Residence District, on premises at 2439 S. Drake Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 1, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically Section 7.12-2(9)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in an R4 General Residence District; that the proof presented indicates that the building on the subject site has been occupied as three dwelling units with on-site parking for two instead of three automobiles since prior to the year 1969; that the appellant has a right to continue the occupancy of the building as three dwelling units with on-site parking for two instead of three automobiles, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve the use of a two-story brick building as three dwelling units with on-site parking for two instead of three automobiles, on premises at 2439 S. Drake 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: Issac Williams
APPEARANCES FOR: Ernest Powell, Jr.
APPEARANCES AGAINST:

CAL. NO. 204-84-A
MAP NO. 16-F
MINUTES OF MEETING
July 27, 1984

PREMISES AFFECTED— 6518 S. State Street

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Issac Williams, for Rose Kramer, owner, on May 3, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of a junk yard in conjunction with a used auto parts store, in an M1-2 Restricted Manufacturing District, on premises at 6518 S. State Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 29, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 10.3-1 and 11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 27, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in an M1-2 Restricted Manufacturing District; that the proof presented indicates that a junk yard operated in conjunction with a used auto parts store has been in continuous operation at the subject site prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the continued operation of a junk yard in conjunction with a used auto parts store, on premises at 6518 S. State Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

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

CAL. NO. 211-84-A
MAP NO. 22-D
MINUTES OF MEETING
July 27, 1984

PREMISES AFFECTED— 1218 E. 93rd Street
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case continued to
August 24, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Glenview Korean Presbyterian Church

CAL. NO. 223-84-A

APPEARANCES FOR:

MAP NO. 13-J

APPEARANCES AGAINST:

MINUTES OF MEETING

July 27, 1984

PREMISES AFFECTED— 3300 W. Bryn Mawr Avenue

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

ACTION OF BOARD—

THE VOTE

Case continued to
September 21, 1984.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

MINUTES OF MEETING

July 27, 1984

Cal. No. 327-83-S

Mr. Philip R. Kosiba, for Loyola University of Chicago, presented a request to amend the resolution adopted by the Board on November 18, 1983, Calendar Number 327-83-S, which approved a special use for an off-site parking lot for the parking of private passenger automobiles, on premises at 1217-51 W. Albion Avenue, for the use of Loyola University at 6525 N. Sheridan Road.

The request is to allow an ingress-only driveway to be constructed at the northeast corner of the lot approximately 10 feet from the adjoining north-south alley, in lieu of ingress from said north-south alley. Mr. Kosiba stated that the change is necessary due to requirements of the Bureau of Traffic. He also submitted a letter from Alderman David Orr which indicated his support and the support of the community.

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

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

MINUTES OF MEETING

July 27, 1984

Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in special meeting on August 17, 1984.

Marian R. Keane

Secretary