

MINUTES OF THE SPECIAL MEETING OF THE  
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, January 13, 1984

at 2:00 P.M.

The following were present and constituted a quorum:

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

MINUTES OF THE REGULAR MEETING OF THE  
ZONING BOARD OF APPEALS

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held in Room 569 County Building on Friday, January 20, 1984  
at 9:00 A.M. and 2:00 P.M.

The following were present and constituted a quorum:

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

MINUTES OF MEETING

January 20, 1984

Mr. Keane moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on December 16, 1983 (as submitted and signed by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

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

MINUTES OF MEETING  
January 13, 1984

Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on January 20, 1984.

Marian Rest  
Secretary

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

APPLICANT: William Flood  
 APPEARANCES FOR: John J. Pikarski, Jr.  
 APPEARANCES AGAINST: Michael P. Casey, et al.  
 PREMISES AFFECTED-- 2434-2624 E. 134th Street  
 SUBJECT-- Application for the approval of a special use.

CAL. NO. 401-83-S  
 MAP NO. 32-B  
 MINUTES OF MEETING  
 December 16, 1983  
 January 13, 1984

ACTION OF BOARD--

Application denied.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, William Flood, for Illinois Central Gulf Railroad Co., owner, filed October 24, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a sanitary landfill for the deposit of organic and inorganic waste materials in an M3-2 Heavy Manufacturing District, on premises at 2434-2624 E. 134th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 24, 1983 reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 10.4-3."  
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 1983 and a special meeting held on January 13, 1984 after due notice thereof by publication in the Chicago Tribune on November 28, 1983; and

WHEREAS, the district maps show that the premises are located in an M3-2 Heavy Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an M3-2 Heavy Manufacturing District; that the proof presented indicates that the subject site consists of 17.85 acres; that it is proposed to establish a sanitary landfill consisting of approximately 75 percent paper, cardboard and wood and 25 percent garbage; that no proof was presented to indicate that the proposed use is necessary for the public convenience at this location in that while there are numerous operating sanitary landfills west of the Calumet River there are no operating sanitary landfills in the immediate vicinity of the subject site or east of the Calumet River; that the establishment of a sanitary landfill at this location within 1600-1800 feet of a residentially improved area would jeopardize the public health, safety and welfare of the community; that over four hundred residents of the aforementioned residential area signed petitions in opposition to a sanitary landfill being established at this location and that they felt their "region is over-burdened with such operations"; that the proposed use is not in the public interest; it is therefore

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

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

APPLICANT: Lester S. Dickinson, Acting Commissioner  
Department of Streets and Sanitation

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 1400 W. Pershing Road

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
February 17, 1984

CAL. NO. 1-84-S

MAP NO. 8-G

MINUTES OF MEETING

January 20, 1984

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

Lester S. Dickinson, Acting Commissioner  
Department of Streets and Sanitation

CAL. NO. 2-84-S

MAP NO. 8-J

MINUTES OF MEETING  
January 20, 1984

APPLICANT:

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 3757 W. 34th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
February 17, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Chinatown Development Corp.  
 APPEARANCES FOR: John J. Pikarski, Jr.  
 APPEARANCES AGAINST:

CAL. NO. 3-84-Z  
 MAP NO. 6-F  
 MINUTES OF MEETING  
 January 20, 1984

PREMISES AFFECTED— 2332-42 S. Canal 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  
 John P. Kringas

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Chinatown Development Corp., owner, filed December 14, 1983, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a two-story 14-unit townhouse apartment building whose east front yard is 3 feet instead of 15 feet and whose west rear yard is 6 feet instead of 30 feet, on premises at 2332-42 S. Canal Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 30, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.7-4, 7.9-4 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 January 20, 1984 after due notice thereof by publication in the Chicago Tribune on January 4, 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 subject site was rezoned from M1-2 to R4 on December 19, 1983 by the City Council for the purpose of developing the townhouse apartment building; that it is proposed to erect 2 two-story seven unit townhouse buildings facing each other each on the north and south one-third of the lot and to connect them with an archway, thereby utilizing the open center one-third of the lot for required off-street parking and front yards for each unit; 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 two-story 14-unit townhouse with provision for an open center court can not be developed without the requested front and rear yard variations; that the plight of the owner is due to unique circumstances in that the design of the proposed townhouses provides for an open center court with off-street parking and interior front yards for each unit; that there is a great demand for residential housing in the Chinatown area and the variations, if granted, will not alter the essential character of



MINUTES OF MEETING

January 20, 1984  
Cal. No. 3-84-Z

locality; that the Board finds that under the existing zoning a development of upwards of 20 units which would comply with the required 15 feet and 30 feet rear yard could have a net land coverage of 70 percent and that, in fact, the proposed request is for 14 units having a net land coverage of 45 percent and provides more than adequate light and air; 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 two-story 14 unit townhouse apartment building whose east front yard is 3 feet instead of 15 feet and whose west rear yard is 6 feet instead of 30 feet, on premises at 2332-42 S. Canal 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: Peter Hernon  
 APPEARANCES FOR: John J. Pikarski, Jr.  
 APPEARANCES AGAINST:

CAL. NO. 4-84-Z  
 MAP NO. 14-N  
 MINUTES OF MEETING  
 January 20, 1984

PREMISES AFFECTED— 6054 S. Normandy Avenue  
 SUBJECT— Application to vary the requirements of the Zoning Ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Peter Hernon, for Robert and Ann Jirka, owners, filed December 12, 1983, an application for a variation of the zoning ordinance to permit, in an R2 Single Family Residence District, the reduction in lot size of an improved zoning lot from 5,000 sq. ft. to 4,500 sq. ft. in order to voluntarily increase the size of the lot adjoining to the north and to thereon construct a single family dwelling, on premises at 6054 S. Normandy Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 28, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 5.7-2, 7.5-2 and 11.7-4(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 1984 after due notice thereof by publication in the Chicago Tribune on January 4, 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 proposed use is to be located in an R2 Single Family Residence District; that the proof presented indicates that the subject site is located in an area that is characterized by single family dwellings constructed on sites of approximately 30 frontage feet by 125 feet of depth; that a subdivision of the subject site and the property immediately north of and adjacent to the site was attempted deeding 34 frontage feet to the subject site and 33 frontage feet to the site immediately north of and adjoining the subject site; that the attempted subdivision left the subject site with 4,266 square feet and not the required 5,000 sq. feet under the terms of the zoning ordinance; that the applicant, owner of the 33 frontage feet immediately north of and adjacent the subject site, has or will deed to Robert and Ann Jirka 1.86 frontage feet so as to give Robert and Ann Jirka a lot measuring 35.86 feet by 125.49 feet, thus containing 4,500 square feet; that the property in question, when taking into consideration the lot immediately north of and adjacent to the property, cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the

MINUTES OF MEETING

January 20, 1984

Cal. No. 4-84-Z

conditions allowed by the regulations in the district in which it is located in that it would be economically unfeasible to build in compliance with the lot area restrictions imposed upon the lot immediately north of and adjacent to the subject site within the terms of the zoning ordinance; that the plight of the owner is due to unique circumstances; that the variation, if granted, will not alter the essential character of the locality in that most of the improvements in the area are on lots of approximately 30 frontage feet by 125 feet of depth; it is therefore

REOLVED; 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 is hereby granted to permit the resubdivision of the premises commonly known as 6050-54 S. Normandy Avenue with the property commonly known as 6054 S. Normandy Avenue containing 4,500 square feet and having lot dimensions of 35.86 feet by 125.49 feet and the property commonly known as 6050 S. Normandy Avenue containing 3,932 square feet and having lot dimensions of 31.14 feet by 125.49 feet; 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: Eugene G. Callahan  
 APPEARANCES FOR: Daniel L. Houlihan  
 APPEARANCES AGAINST:

CAL. NO. 5-84-S  
 MAP NO. 1-F  
 MINUTES OF MEETING  
 January 20, 1984

PREMISES AFFECTED— 230 N. Canal Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Eugene G. Callahan, owner, filed November 23, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of an attendant public parking lot for the parking of private passenger automobiles, in a C3-5 Commercial-Manufacturing District, on premises at 230 N. Canal Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 18, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 9.4-3(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 1984 after due notice thereof by publication in the Chicago Tribune on January 4, 1984; and

WHEREAS, the district maps show that the premises are located in a C3-5 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 C3-5 Commercial-Manufacturing District, that the proof presented indicates that the proposed parking lot is necessary for the public convenience at this location 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, location and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth, and that the said parking lot with a terminal date of January 20, 1989 will be compatible with the 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 attendant public parking lot for the parking of private passenger automobiles, on premises at 230 N. Canal Street, upon the condition that no use shall be made of the premises for the purpose requested until the following conditions 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

Minutes of Meeting

January 20, 1984

Cal. No. 5-84-S

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 guard rails shall be erected on the periphery of the lot; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that drainage shall not run into City streets; that lighting shall be provided; that ingress and egress shall be from N. Canal Street and W. Fulton Street; that there shall be no ingress nor egress from the public alley west of the subject site; that the driveways shall be constructed in accordance with the Driveway Ordinance which specifies three foot straight flares on each approach; that an attendant booth shall be provided; that the lot shall be securely locked at all times when not in use; that the use of the premises as a parking lot shall terminate five years from the date hereof on January 20, 1989, subject to the condition that the Zoning Board of Appeals shall retain jurisdiction over this application during the entire term for the purpose of determining whether the conditions of the resolution are being 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 the resolution have been complied with.

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

APPLICANT: John James Spalla  
APPEARANCES FOR: John J. Pikarski, Jr.  
APPEARANCES AGAINST: Burton F. Natarus, Alfred Stramaglia, et al.

CAL. NO. 6-84-S  
MAP NO. 3-F  
MINUTES OF MEETING  
January 20, 1984

PREMISES AFFECTED— 875 N. Orleans Street  
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
February 17, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Robert Skolmoski  
 APPEARANCES FOR: Robert Skolmoski  
 APPEARANCES AGAINST:

CAL. NO. 7-84-Z  
 MAP NO. 11-M  
 MINUTES OF MEETING  
 January 20, 1984

PREMISES AFFECTED— 4531 N. Merrimac Avenue

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

ACTION OF BOARD—

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Robert Skolmoski, for Joseph Skolmoski, owner, filed November 10, 1983, an application for a variation of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of two-story additions to the front and rear of a two-story frame single family residence whose north side yard will be 4 feet and whose south side yard will be 1 foot 10 inches instead of combined yards of 9 feet and whose rear yard will be 3 feet 3 inches instead of 30 feet, on premises at 4531 N. Merrimac Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 10, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.9-2 and 7.8-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 1984 after due notice thereof by publication in the Chicago Tribune on January 4, 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 proposed use is to be located in an R2 Single Family 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 additions, consisting of the enlargement of two bedrooms for additional closet space, an enclosure of a basement stairwell and replacement of concrete post construction with a foundation, is necessary to meet the needs of the family of the applicant; that the plight of the owner is due to unique circumstances in that the existing building is located in the required rear yard on a narrow lot; that the variations, if granted, will not alter the essential character of the locality in that the proposed additions will maintain the existing side and rear building lines; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the erection of two-story additions to the front

MINUTES OF MEETING

January 20, 1984

Cal. No. 7-84-Z

and rear of a two-story frame single family residence whose north side yard will be 4 feet and whose south side yard will be 1 foot 10 inches instead of combined yards of 9 feet and whose rear yard will be 3 feet 3 inches instead of 30 feet, on premises at 4531 N. Merrimac 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: Rogers Radiocall, Inc.  
 APPEARANCES FOR: Gregory H. Furda  
 APPEARANCES AGAINST:

CAL. NO. 8-84-S  
 MAP NO. 13-J  
 MINUTES OF MEETING  
 January 20, 1984

PREMISES AFFECTED— 5130 N. Kedzie Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
Abstain		
x		
x		
x		
		x

THE RESOLUTION:

WHEREAS, Rogers Radiocall, Inc., for North Park College, owner, filed December 30, 1983, an application for a special use under the zoning ordinance for the approval of the location and erection of four 10-foot sending and receiving antennas and one microwave relay dish, all of which will be used for telephone communications, on the roof of a seven-story classroom building on the North Park College site, in an R4 General Residence District, on premises at 5130 N. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 30, 1983 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 7.3-4 and 7.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 1984 after due notice thereof by publication in the Chicago Tribune on January 4, 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 it is proposed to install four 10 foot sending and receiving antennas and one microwave relay dish on the roof of the seven-story building on the subject site; that the proposed installation is an integral component of a cellular mobile telephone system which will link the users of the system in the immediate vicinity to subscribers in the Chicago area; that the proposed use is necessary for the public convenience at this location as a part of a growing communications network which will provide additional communication services for businesses and individuals; that the public health, safety and welfare will be adequately protected in the design and operation of the said use in that the Federal Communications Commission assigns and controls the use of frequencies to insure that such use will not interfere with other uses; that the proposed antennas and relay dish will not cause substantial injury to the value of other property in the neighborhood in that the antennas will be attached to the side of the building on the subject site and the relay dish,

MINUTES OF MEETING

January 20, 1984

Cal. No. 8-24-S

which measures 6 feet in diameter, will hardly be discernible; 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 four 10 foot sending and receiving antennas and one microwave relay dish, all of which will be used for telephone communications, on the roof of a seven-story classroom building on the North Park College site, on premises at 5130 N. Kedzie Avenue, upon condition that the antennas and microwave relay dish shall be operated in compliance with the regulations of the Federal Communications Commission 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: Cermak Auto Parts  
 APPEARANCES FOR: Susan Ghelerter  
 APPEARANCES AGAINST:

CAL. NO. 9-84-A  
 MAP NO. 6-H  
 MINUTES OF MEETING  
 January 20, 1984

PREMISES AFFECTED-- 2005 W. Cermak Road  
 SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Cermak Auto Parts, for Chester Piszczor and Joseph Piszczor, owner, filed December 12, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a machine shop license, which, it is alleged, is an accessory use to the existing retail auto parts store in a one and two-story brick building, in a B4-2 Restricted Service District, on premises at 2005 W. Cermak Road; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 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 January 20, 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 B4-2 Restricted Service District in an existing retail auto parts store containing 11,208 sq. ft. of floor space; that the appellant is seeking a machine shop license for the operation of a hydraulic press machine in an area consisting of 516 sq. ft., which is used for the grinding of valves and other automobiles parts; 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 in an existing retail auto parts store, on premises at 2005 W. Cermak Road, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued; and further provided that upon issuance of said license appellant shall have the right to use the machine shop area only as an accessory use to the retail auto parts store.

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

APPLICANT: Casimir Rapacz  
 APPEARANCES FOR: Michael Sieman, Casimir Rapacz  
 APPEARANCES AGAINST:

CAL. NO. 10-84-A  
 MAP NO. 10-I  
 MINUTES OF MEETING  
 January 20, 1984

PREMISES AFFECTED— 3110 W. 41st Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Casimir Rapacz, owner, filed December 16, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile repair shop in a one-story brick garage and apartment building, in an R3 General Residence District, on premises at 3110 W. 41st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 16, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 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 garage building has been continuously occupied by business uses since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an automobile repair shop in a one-story brick garage building, on premises at 3110 W. 41st Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Mondays through Saturdays; that no spray painting, body and fender work shall be done on the premises; that all repair work shall be done within the garage portion of the building; that there shall be no storage of vehicles on the city streets; 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: DeVry Institute of Technology  
 APPEARANCES FOR: Anne M. Burke  
 APPEARANCES AGAINST:

CAL. NO. 11-84-A  
 MAP NO. 9-I  
 MINUTES OF MEETING  
 January 20, 1984

PREMISES AFFECTED— 3300 N. Campbell Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, DeVry Institute of Technology, owner, filed December 19, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an M2-2 General Manufacturing District, the establishment of an Arcade within the lunchroom facility of a trade school, which, it is alleged, will be utilized by the student body and staff and therefore is a permitted accessory use, on premises at 3300 N. Campbell Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 28, 1983 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 10.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 1984; and

WHEREAS, the district maps show that the premises are located in an M2-2 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 the proposed use is to be located in an M2-2 General Manufacturing District; that the proof presented indicates that the appellant, a private trade school, seeks to install in excess of five automatic amusement machines within the first floor cafeteria area in the school building; that the amusement machines will be solely for the entertainment and amusement of the 5,000 students and staff members of the school; that there is security which prevents non-student or unauthorized persons from entering the building; that the automatic amusement machines will not be visible from the main commons area of the first floor; that there will be no advertising, display or identification signs within the main commons area or outside the building which indicate the presence of amusement devices within the premises; that the proposed use contributes to the comfort and convenience of the students and staff of the school and, therefore, under Sections 3.2 and 10.3-1(20) of the zoning ordinance is a permitted accessory use; 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 Public Place of Amusement - Class II Arcade License for automatic amusement machines located within the lunchroom facility of a trade school, on premises at 3300 N. Campbell Avenue, upon

MINUTES OF MEETING

January 20, 1984

Cal. No. 11-84-A

condition that the automatic amusement machines shall be for the use of the student body and staff only; that there will be no advertising, display or identification within the building or outside the building which indicates the presence of amusement devices within 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: Dominick's Finer Foods, Inc.  
 APPEARANCES FOR: Daniel L. Houlihan, Langdon Neal  
 APPEARANCES AGAINST:

CAL. NO. 12-84-A  
 MAP NO. 12-L  
 MINUTES OF MEETING  
 January 20, 1984

PREMISES AFFECTED— 5833 S. Archer Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Dominick's Finer Foods, Inc., owner, filed December 16, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to approve an occupancy certificate for the newly constructed retail stores, in an M1-1 Restricted Manufacturing District, due to that portion of the building which does not provide a 20 foot front yard setback required because it is located directly across the street from the residentially zoned premises at 5820-34 S. Archer Avenue, on premises at 5833 S. Archer Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 15, 1983 reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 10. 13-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in an M1-1 Restricted Manufacturing District; that the proof presented indicates that the appellant is the owner and developer of a completed shopping center located at the subject site; that the construction of said shopping center has been completed pursuant to three principal construction permits issued by the City of Chicago on December 14, 1982, April 15, 1983 and November 3, 1983; that each of the said construction permit applications depicted a description of the location of said use and was approved by the Office of the Zoning Administrator; that the City of Chicago should be estopped from further action and that a certificate of occupancy for the said shopping center should issue; 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 certificate of occupancy for the newly constructed retail stores which do not provide a 20 foot front yard required due to the residential zoning across the street, on premises at 5833 S. Archer Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: Central Synagogue of South Side Hebrew  
 Congregation Ohavei Emunah Etz Hayyim

APPEARANCES FOR:

APPEARANCES AGAINST:

CAL. NO. 13-84-A  
 MAP NO. 3-E  
 MINUTES OF MEETING  
 January 20, 1984

PREMISES AFFECTED— 30 East Cedar Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Central Synagogue of South Side Hebrew Congregation Ohavei Emunah Etz Hayyim owner, filed December 12, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an R7 General Residence District, the erection of a two-story sanctuary and meeting room addition to the rear of a four-story synagogue building with no provision for off-street parking instead of the 14 spaces required for the synagogue, which it is alleged, is not applicable since the congregation is prohibited from using automobile transportation on the Sabbath and other high religious days, on premises at 30 E. Cedar Street;

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 12, 1983 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 7.12-3 and 11.7-4(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 1984; and

WHEREAS, the district maps show that the premises are located in an R7 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 R7 General Residence District; that on November 18, 1983 the Board denied, due to a lack of three affirmative votes, an application for a variation and an appeal by the appellant for the erection of a two-story and transparent roof dome addition 58'2" x 29'6" x 23'6" high to the rear of a four-story synagogue of which the northerly 10 ft. would exceed the 18 ft. permitted rear yard height by 5.5 ft., and with no provision for off-street parking instead of the 16 spaces required, in Cal. Nos. 331-83-Z and 332-83-A; that the Board has incorporated the testimony of the original applications into the record; that architects plans submitted reflect compliance with rear yard and height requirements; that services in the synagogue are limited to the Sabbath and high religious days, at which time the members of the congregation are not permitted to use automobile transportation to services; that the greater majority of the congregation live within walking distance of the synagogue; that no off-street parking for the synagogue is required; it is therefore



MINUTES OF MEETING

January 20, 1984

Cal. No. 13-84-A

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 erection of a two-story sanctuary and meeting room addition to the rear of a four-story synagogue with no provision for off-street parking instead of the 14 spaces required for the synagogue, on premises at 30 E. Cedar 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 808

APPLICANT: Amoco Oil Company  
 APPEARANCES FOR: Daniel L. Houlihan  
 APPEARANCES AGAINST:

CAL. NO. 14-84-A  
 MAP NO. 2-H  
 MINUTES OF MEETING  
 January 20, 1984

PREMISES AFFECTED— 1600 W. Van Buren Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Amoco Oil Company, for Amalgamated Transit Union Local 241, owner, filed December 16, 1983 an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the renovation of an automobile service station building with retention of the existing facility for washing of not more than two motor vehicles, in a B4-3 Restricted Service District, on premises at 1600 W. Van Buren Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 1, 1983 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 January 20, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B4-3 Restricted Service District; that the proof presented indicates that the automobile service station was erected in 1965 with a single enclosed automobile washing stall added in 1969 and in continuous operation since that time; that the proposed renovation will replace the station office and bays with a kiosk and steel canopy over the pump islands; that the five existing pump islands will be reduced to four; that existing driveways will be retained, along with the single existing enclosed automobile washing stall; that the proposed renovation is a reduction in intensity of the present use of the site and is a permitted use under Section 8.3-4 B(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 renovation of an automobile service station building with retention of the existing facility for washing of not more than two motor vehicles, on premises at 1600 W. Van Buren 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 808

APPLICANT: Theodore Papadopoulos  
 APPEARANCES FOR: Hubert Hermanek  
 APPEARANCES AGAINST:

CAL. NO. 15-84-A  
 MAP NO. 11-J  
 MINUTES OF MEETING  
 January 20, 1984

PREMISES AFFECTED— 4340 N. Kedzie Avenue

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Theodore Papadopoulos, owner, filed December 7, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of an automobile repair and body and fender shop in a one-story brick garage building, in a B4-2 Restricted Service District, on premises at 4340 N. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 23, 1983 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(17)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 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 B4-2 Restricted Service District; that the building on the subject site has been occupied as an automobile repair shop, including body and fender work, since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the continued operation of an automobile repair and body and fender shop in a one-story brick garage building, on premises at 4340 N. Kedzie Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 5:30 P.M., Mondays through Fridays and 9 A.M. and 1 P.M. 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: Ted Theodorarakis  
 APPEARANCES FOR: Marshall Segal  
 APPEARANCES AGAINST:  
 PREMISES AFFECTED— 3749 N. Milwaukee Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 16-84-A  
 MAP NO. 9-K  
 MINUTES OF MEETING  
 January 20, 1984

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Ted Theodorarakis, for Gary Jacobson, owner, filed October 13, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of a restaurant in a one-story brick and frame building, in an R3 General Residence District, on premises at 3749 N. Milwaukee Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 30, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 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 building on the subject site has been previously occupied by a restaurant for 20 years; 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 restaurant in a one-story brick and frame building, on premises at 3749 N. Milwaukee Avenue, upon condition that the hours of operation shall be limited to the hours between 6 A.M. and 9 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: Metro Scavenger Service, Inc.  
APPEARANCES FOR: John McNamara  
APPEARANCES AGAINST: John F. Ward, Jr., et al.

CAL. NO. 17-84-A  
MAP NO. 8-I  
MINUTES OF MEETING  
January 20, 1984

PREMISES AFFECTED— 2750 W. 35th Street (rear)

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

ACTION OF BOARD—

Case continued to  
February 17, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: R.W. Realty  
 APPEARANCES FOR: Harold T. Halfpenny  
 APPEARANCES AGAINST:

CAL. NO. 18-84-A  
 MAP NO. 7-F  
 MINUTES OF MEETING  
 January 20, 1984

PREMISES AFFECTED— 2876-2900 N. Clark Street  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, R.W. Realty, for American National Bank, Tr. #8351, owner, filed November 30, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize a three-story brick building as 36 apartments with no off-street parking, in a C1-3 Restricted Commercial District, on premises at 2876-2900 N. Clark Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 23, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 9.3-1 and 9.11-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in a C1-3 Restricted Commercial District; that the proof presented indicates that the building on the subject site has been occupied as 36 apartments since prior to the time of the passage of the August, 1953 comprehensive amendment to the parking ordinance; that the appellant has a right to continue the occupancy of the building as 36 apartments with no off-street parking, 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 three-story brick building, on premises at 2876-2900 N. Clark Street, as 36 apartments with no off-street parking, 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 808

APPLICANT: Tabe Miller  
 APPEARANCES FOR: Tabe Miller  
 APPEARANCES AGAINST:

CAL. NO. 19-84-A  
 MAP NO. 3-M  
 MINUTES OF MEETING  
 January 20, 1984

PREMISES AFFECTED— 5641 W. Hirsch Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Tabe Miller, owner, filed December 9, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the dispensing of food in an existing candy and variety store in the one-story brick store building in the center of the lot improved additionally with residential buildings on the front and rear of the lot, in an R3 General Residence District, on premises at 5641 W. Hirsch Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 18, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 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 on October 26, 1979, the Board sustained an appeal permitting the establishment of a candy and variety store, a B2 use, by the appellant, in the non-conforming building on the subject site, Cal. No. 278-79-A; that the appellant proposes to add the sale of carryout sandwiches, a B2 use, to the lawfully established candy and variety store on the premises; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the dispensing of food in an existing candy and variety store in the one-story brick store building in the center of the lot improved additionally with residential buildings on the front and rear of the lot, on premises at 5641 W. Hirsch 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 license is issued.

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

APPLICANT: Alexandru A. Terdik and Katherine M. Terdik  
 APPEARANCES FOR: Katherine M. Terdik  
 APPEARANCES AGAINST:

CAL. NO. 20-84-A  
 MAP NO. 5-K  
 MINUTES OF MEETING  
 January 20, 1984

PREMISES AFFECTED— 4303 W. Fullerton Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Alexandru A. Terdik and Katherine M. Terdik, owners, filed November 29, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an outpatient veterinary clinic and grooming for cats and dogs in a two-story brick store and apartment building, in a B4-1 Restricted Service District, on premises at 4303 W. Fullerton Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 17, 1983 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 January 20, 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 on April 15, 1983 the Board sustained an appeal by the appellants for the approval of the establishment of a small animal veterinary out-patient clinic in the store on the first floor of a two-story brick store and apartment building on premises at 6243 W. Belmont Avenue, Cal. #115-83-A; that the appellants lost their lease of the premises immediately after Board approval of the said use; that the proof presented indicates that the appellants propose to establish a small animal out-patient clinic, tantamount to a medical office or clinic, for diagnostic work on small animals and grooming; that no animals will be housed or boarded overnight; that the use proposed is similar to a medical clinic and is not in violation of the B4 zoning; 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 outpatient veterinary clinic and grooming for cats and dogs in a two-story brick store and apartment building, on premises at 4303 W. Fullerton Avenue, upon condition that no animals shall be housed or boarded overnight; that the hours of operation shall be limited to the hours



MINUTES OF MEETING

January 20, 1984

Cal. No. 20-84-A

between 9 A.M. and 6 P.M., Mondays through Fridays and 9 A.M. and 1 P.M., Saturdays;  
and that all applicable ordinances of the City of Chicago shall be complied with before a permit  
is issued.

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

APPLICANT: Estella Pena  
 APPEARANCES FOR: Estella Pena  
 APPEARANCES AGAINST:

CAL. NO. 21-84-A  
 MAP NO. 3-H  
 MINUTES OF MEETING  
 January 20, 1984

PREMISES AFFECTED— 1018 N. Ashland Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Estella Pena, owner, filed November 22, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the installation of two pool tables in an existing restaurant in a two-and-a-half story brick store and apartment building, in a B2-2 Restricted Retail District, on premises at 1018 N. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 27, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B2-2 Restricted Retail District in an existing restaurant in the building on the subject site; that the proof presented indicates that the proposed use is to provide entertainment and amusement for the patrons of the restaurant while waiting to eat; that the use is accessory to the existing restaurant and 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 installation of two pool tables in an existing restaurant in a two-and-a-half story brick store and apartment building, on premises at 1018 N. Ashland 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: Don & Tony's  
 APPEARANCES FOR: Donald Jensen, Anthony W. Piekos  
 APPEARANCES AGAINST:

CAL. NO. 22-84-A  
 MAP NO. 9-L  
 MINUTES OF MEETING  
 January 20, 1984

PREMISES AFFECTED— 5405 W. Addison Street  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Don & Tony's, for James Simms, owner, filed December 14, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to approve an existing illuminated overhanging wooden identification sign approximately 4 ft. by 7 ft. attached to the front of a one-story brick tavern building, in a B2-1 Restricted Retail District, on premises at 5405 W. Addison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 14, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 8.3-2 and 8.9-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 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 said use is located in a B2-1 Restricted Retail District; that the proof presented indicates that the existing illuminated wooden overhanging identification sign was attached to the existing non-conforming tavern building prior to the time the building was purchased by the appellants in 1982; that the appellants are seeking a permit to legalize the pre-existing identification sign; that no violation of the zoning ordinance exists nor is contemplated and that the appellants have established the basis of their appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve an existing illuminated overhanging wooden identification sign approximately 4 ft. by 7 ft. attached to the front of a one-story brick tavern building, on premises at 5405 W. Addison 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: Alex Chiaculas  
 APPEARANCES FOR: Alex Chiaculas  
 APPEARANCES AGAINST:

CAL. NO. 23-84-A  
 MAP NO. 7-G  
 MINUTES OF MEETING  
 January 20, 1984

PREMISES AFFECTED— 2816-20 N. Greenview Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Alex Chiaculas, owner, filed November 18, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize a two-story frame building at the rear of a lot as four apartments on a lot improved additionally with a two-story brick and frame two-apartment building, in an R4 General Residence District, on premises at 2816-20 N. Greenview Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 6, 1983 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 and 7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in an R4 General Residence District; that the proof presented indicates that the building at the rear of the subject site lot has been occupied as four apartments since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building at the rear of the lot as four apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the two-story frame building at rear of a lot, on premises at 2816-20 N. Greenview Avenue, as four apartments, on a lot improved additionally with a two-story brick and frame apartment building, 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: Tadeusz Tolwinski

CAL. NO. 24-84-A

APPEARANCES FOR: None

MAP NO. 5-L

APPEARANCES AGAINST:

MINUTES OF MEETING  
January 20, 1984

PREMISES AFFECTED— 2301 N. Lockwood Avenue

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

ACTION OF BOARD—

Case dismissed for want  
of prosecution.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Theodore DeGraff  
 APPEARANCES FOR: Theodore DeGraff  
 APPEARANCES AGAINST:

CAL. NO. 25-84-A  
 MAP NO. 1-I  
 MINUTES OF MEETING  
 January 20, 1984

PREMISES AFFECTED-- 20 N. Western Avenue

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

ACTION OF BOARD--

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Theodore DeGraff, owner, filed December 5, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize an existing outdoor automobile sales lot, in an M1-2 Restricted Manufacturing District, on premises at 20 N. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 2, 1983 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 January 20, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in an M1-2 Restricted Manufacturing District; that the proof presented indicates that the subject site has a history of continuous occupancy as an outdoor automobile sales lot since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize an existing outdoor automobile sales lot, on premises at 20 N. Western 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: Neal Thornton  
 APPEARANCES FOR: Neal Thornton  
 APPEARANCES AGAINST:

CAL. NO. 26-84-A  
 MAP NO. 16-D  
 MINUTES OF MEETING  
 January 20, 1984

PREMISES AFFECTED— 6842-42½ S. Dorchester Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Neal Thornton, for Ted and Shirley Realty, owner, filed November 28, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy and school supply store in a one-story brick store and apartment building, in an R4 General Residence District, on premises at 6842-42½ S. Dorchester Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 25, 1983 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 January 20, 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; that a candy and school supply store 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 his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a candy and school supply store in a one-story brick store and apartment building, on premises at 6842-42½ S. Dorchester Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 9 P.M., Sundays through Thursdays and 9 A.M. and 10 P.M., Fridays and 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: Thee Orthodox Catholic Old Roman Church  
 APPEARANCES FOR: Myra Telnikow  
 APPEARANCES AGAINST:

CAL. NO. 27-84-A  
 MAP NO. 18-B  
 MINUTES OF MEETING  
 January 20, 1984

PREMISES AFFECTED— 7228 S. Coles 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  
 John P. Kringas

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Thee Orthodox Catholic Old Roman Church, for Myra Telnikow, owner, filed December 12, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the parking of two church buses at the rear of a three-story brick rectory and religious and social service building, in an R5 General Residence District, on premises at 7228 S. Coles Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 28, 1983 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."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 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 park two church buses on the subject site in an open area at the rear of a three-story brick rectory and religious and social service building, alleging that the parking of said vehicles is accessory to the church and its functions and therefore is permitted; that no proof was presented to convince the Board that on-site parking of buses, albeit accessory to the church and its functions, is a permitted use in a residential district; that the Board finds that, in fact, Section 7.12 of the zoning ordinance provides that in residentially zoned districts "accessory off-street parking facilities provided for uses listed herein shall be solely for the parking of passenger automobiles of patrons, occupants, or employees of such uses"; 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: Atlantic Richfield Co.  
 APPEARANCES FOR: Raymond A. Walter  
 APPEARANCES AGAINST:

CAL. NO. 28-84-A  
 MAP NO. 26-I  
 MINUTES OF MEETING  
 January 20, 1984

PREMISES AFFECTED— 10300 S. Western Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Atlantic Richfield Co., for Arco Service Station, owner, filed November 30, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the removal of four 5,000 gallon gasoline tanks and the installation of three 12,000 gallon gasoline tanks in an existing service station, in a B2-1 Restricted Retail District, on premises at 10300 S. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 8, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 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 Service District in an existing non-conforming gasoline service station; that the appellant proposes to remove four 5,000 gallon gasoline tanks and install three 12,000 gallon gasoline tanks; that the existing tanks have outlived their usefulness and constitute a hazard to the community; that the proposed installation of three 12,000 gallon gasoline tanks will decrease the intensity of the use of the subject site in that there will be less delivery truck traffic and fewer deliveries of gasoline to 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 removal of four 5,000 gallon gasoline tanks and the installation of three 12,000 gallon gasoline tanks in an existing service station, on premises at 10300 S. Western 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: Michael Jackson  
 APPEARANCES FOR: Harry P. Bush  
 APPEARANCES AGAINST:

CAL. NO. 29-84-A  
 MAP NO. 10-L  
 MINUTES OF MEETING  
 January 20, 1984

PREMISES AFFECTED— 5000-02 W. 47th Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Michael Jackson, for Lutheran Church of the Cross, owner, filed November 10, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile parking lot accessory to an adjoining restaurant at 5006 W. 47th Street, in an R2 Single Family Residence District, on premises at 5000-02 W. 47th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 25, 1983 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 7.12-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 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 proposed use is to be located in an R2 Single Family Residence District; that on December 15, 1978 the Board sustained an appeal permitting the establishment of a restaurant in the non-conforming building at 5006 W. 47th Street, Cal. No. 297-78-A; that the proof presented indicates that the appellant owns and operates the existing restaurant in the non-conforming building at 5006 W. 47th Street and proposes to establish a 27 space accessory parking lot adjoining the restaurant site; that the addition of a 27 space parking lot is an expansion of an existing non-conforming use in a single family residential zone and that the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Albert M. Eng  
APPEARANCES FOR: Albert M. Eng  
APPEARANCES AGAINST:

CAL. NO. 30-84-A  
MAP NO. 10-H  
MINUTES OF MEETING  
January 20, 1984

PREMISES AFFECTED— 1822 W. 47th Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Albert M. Eng, for Kam Eng, owner, filed November 16, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the expansion of a 1st floor rear non-conforming apartment into the front store space in a two-story brick and frame store and two-apartment building, in a B5-2 General Service District, on premises at 1822 W. 47th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 14, 1983 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 8.4-5 and 8.3-5(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B5-2 General Service District; that the proof presented indicates that a non-conforming first floor rear apartment has 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 expansion 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 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 expansion of a 1st floor rear non-conforming apartment into the front store space in a two-story brick and frame store and two-apartment building for a total of two apartments, on premises at 1822 W. 47th Street, 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: Anthony Coconate  
 APPEARANCES FOR: Anthony Coconate  
 APPEARANCES AGAINST: Katie Artzer

CAL. NO. 31-84-A  
 MAP NO. 3-K  
 MINUTES OF MEETING  
 January 20, 1984

PREMISES AFFECTED— 4047-49 W. Crystal Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Anthony Coconate, owner, filed November 18, 1983, 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 garage building, in an R3 General Residence District, on premises at 4047-49 W. Crystal Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 26, 1983 reads:

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

and

WHEREAS, a public hearing was held on the application by the Zoning Board of Appeals at its regular meeting held on January 20, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R3 General Residence District in an existing non-conforming brick garage building; that the building on the subject site has been previously occupied by business and commercial uses, the last use being boat storage; that the change of use to a motor vehicle repair shop with no spray painting, body and fender work 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 motor vehicle repair shop in a one-story brick garage building, on premises at 4047-49 W. Crystal Street, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 5 P.M. Mondays through Fridays and 8 A.M. and 1 P.M. Saturdays; that no spray painting, body and fender work shall be done on the premises; that all repair work shall be done within the building; that all motor vehicles awaiting repairs or that have been repaired shall be stored within the building; that there shall be no storage of vehicles on the city streets; that there shall be no outside storage of material and that the open yard space shall at all times be kept in a litter-free fashion and that all applicable ordinances of the City of Chicago shall be complied with before PAGE 41 OF MINUTES a permit is issued.

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

APPLICANT: Victor J. Cacciatore, Jr.  
 APPEARANCES FOR: Robert J. Moore  
 APPEARANCES AGAINST:

CAL. NO. 32-84-A  
 MAP NO. 9-L  
 MINUTES OF MEETING  
 January 20, 1984

PREMISES AFFECTED— 5522 W. Belmont Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Victor J. Cacciatore, Jr., for Zofia Dombek, owner, filed December 2, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of a tavern and packaged liquor store in a two-story brick store and apartment building, in a B3-2 General Retail District, on premises at 5522 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 21, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the 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 by a tavern and packaged liquor store for many years and that the previous owner's liquor license expired on October 31, 1982; that the current owner, Zofia Dombek, purchased the property on December 14, 1982 and made application for a liquor license on October 18, 1983, unaware that the previous owner had not renewed their liquor license; that the Board had a search made of the City's license records and find that their records indicate a liquor license was applied for by Central-Belmont, Inc. for the subject site premises on August 24, 1983; that there has been a legitimate delay due to the license process and that no violation of Section 6.4-5 of the zoning ordinance exists; 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 and packaged liquor store in a two-story brick store and apartment building, on premises at 5522 W. Belmont 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: Frank Garza  
 APPEARANCES FOR: Thomas J. Morrison  
 APPEARANCES AGAINST:

CAL. NO. 33-84-A  
 MAP NO. 12-H  
 MINUTES OF MEETING  
 January 20, 1984

PREMISES AFFECTED— 5316 S. Marshfield Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Frank Garza, owner, filed December 2, 1983, an appeal from the decision of the Zoning Administrator in refusing to legalize a two-story and basement frame building as three-apartments, in an R3 General Residence District, on premises at 5316 S. Marshfield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 22, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 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 apartments since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as three apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the two-story and basement frame building, on premises at 5316 S. Marshfield Avenue, as three apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Louis Fasco  
APPEARANCES FOR: David A. Weininger  
APPEARANCES AGAINST:

CAL. NO. 34-84-A  
MAP NO. 3-H  
MINUTES OF MEETING  
January 20, 1984

PREMISES AFFECTED— 1132-44 N. Damen Avenue  
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case continued to  
February 17, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: David Basinski  
 APPEARANCES FOR: Steven T. Blum  
 APPEARANCES AGAINST:

CAL. NO. 35-84-A  
 MAP NO. 15-M  
 MINUTES OF MEETING  
 January 20, 1984

PREMISES AFFECTED-- 6151 N. Milwaukee Avenue

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

ACTION OF BOARD--

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, David Basinski, for Sheldon E. Berkson, owner, filed December 29, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an out-patient animal clinic in a one-story brick store building, in a B4-1 Restricted Service District, on premises at 6151 N. Milwaukee Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 14, 1983 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 January 20, 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 appellant proposes to establish a small animal out-patient clinic, tantamount to a medical office or clinic for diagnostic work on small animals; that no animals will be housed or boarded overnight; that the use proposed is similar to a pet grooming shop or medical clinic and is not in violation of the B4 zoning; 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 out-patient animal clinic in a one-story brick store building, on premises at 6151 N. Milwaukee Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Mondays through Saturdays; that no animals shall be housed or boarded overnight and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.



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

**APPLICANT:** Paxton Landfill Corporation  
**APPEARANCES FOR:** Thomas J. Murphy  
**APPEARANCES AGAINST:** Michael P. Casey  
**PREMISES AFFECTED---** Area bounded by: E. 116th St., S. Yates Ave., E. 119th St., S. Paxton Ave., E. 120th St., S. Merrill Ave., E. 118th St. and S. Stony Island Ave.  
**SUBJECT---** Application for the approval of a special use.

**CAL. NO.** 190-83-S  
**MAP NO.** 28-C and 30-C  
**MINUTES OF MEETING**  
January 20, 1984

**ACTION OF BOARD---**

Case continued to  
May 20, 1984.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Miomir Radovanovich  
 APPEARANCES FOR: John J. Pikarski, Jr.  
 APPEARANCES AGAINST:  
 PREMISES AFFECTED-- 2236 W. Lawrence Avenue  
 SUBJECT-- Application for the approval of a special use.

CAL. NO. 96-83-S  
 MAP NO. 13-H  
 MINUTES OF MEETING  
 January 20, 1984

ACTION OF BOARD--

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Miomir Radovanovich, for Bank of Ravenswood, Tr. No. 1189, owner, filed March 1, 1983, an application for a special use under the zoning ordinance for the approval of an amendment to an existing special use which approved the establishment of an off-site parking lot for the parking of private passenger automobiles, in a B4-2 Restricted Service District, on premises at 2236 W. Lawrence Avenue, to fulfill the parking requirements for an addition to a restaurant at 2255 W. Lawrence Avenue, by deleting the condition "that the use of the existing structure on the premises shall be limited to storage for the restaurant located at 2255 W. Lawrence Avenue" and permitting the structure to be operated as a fruit market during daytime hours when the restaurant is not in operation; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 1984 after due notice thereof by publication in the Chicago Tribune on March 28, 1983; 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 on October 14, 1975 the Board approved a special use application for the establishment of an off-site parking lot for the parking of private passenger automobiles to fulfill the parking requirements for an addition to a restaurant at 2255 W. Lawrence Avenue, Cal. No. 273-75-S and that the testimony of the original application be made part of the record; that the applicant desires to amend said resolution issued by the Board to allow the use of the existing former storage structure as a fruit market during hours when the restaurant is not in operation; that the proof presented indicates that the proposed use is necessary for the public convenience in that the parking lot is used for only limited number of hours in the late afternoon and evening by the restaurant; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use to be operated under the conditions hereinafter set forth; that the use of said structure as a

MINUTES OF MEETING

96-83-S

January 20, 1984

fruit market will occur during daytime hours when the parking lot will not be used by patrons of the restaurant and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve an amendment to an existing special use which approved the establishment of an off-site parking lot for the parking of private passenger automobiles, on premises at 2236 W. Lawrence Avenue, to fulfill the parking requirements for an addition to a restaurant at 2255 W. Lawrence Avenue (Cal. No. 273-75-S) by deleting the condition "that the use of the existing structure on the premises shall be limited to storage for the restaurant located at 2255 W. Lawrence Avenue" and to permit the structure to be operated as a fruit market during daytime hours when the restaurant is not in operation; upon condition that the hours of operation of the fruit market shall be limited to the hours between 9 A.M. and 5 P.M., Mondays through Saturdays and 9 A.M. and 2 P.M., Sundays; that no panel or produce trucks shall be parked on the subject site overnight; that the applicant shall continue to maintain the requested use in a proper manner; 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: Anthony A. Tuskenis  
APPEARANCES FOR: None  
APPEARANCES AGAINST:

CAL. NO. 267-83-A  
MAP NO. 12-J  
MINUTES OF MEETING  
January 20, 1984

PREMISES AFFECTED— 5139 S. Homan Avenue

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

ACTION OF BOARD—

Case dismissed for want  
of prosecution.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Armanetti, Inc.  
 APPEARANCES FOR: Howard Swibel  
 APPEARANCES AGAINST: Ruth Harris, et al.

CAL. NO. 328-83-S  
 MAP NO. 3-F  
 MINUTES OF MEETING  
 January 20, 1984

PREMISES AFFECTED— 1542-44 N. North Park Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Armanetti, Inc., owner, filed September 30, 1983, an application under the zoning ordinance for the approval of the location and the establishment of automobile parking on the residentially zoned portion of a zoning lot to partially satisfy the parking requirements for a proposed two-story retail liquor store to be constructed at 301 W. North Avenue, partly in a B4-4 Restricted Service District and partly in an R5 General Residence District, on premises at 1542-44 N. North Park Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 10, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.4-5, 7.4-1(4) abc."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 1984 after due notice thereof by publication in the Chicago Tribune on October 31, 1983; and

WHEREAS, the district maps show that the premises are located partly in a B4-4 Restricted Service District and partly 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 partly in a B4-4 Restricted Service District and partly in an R5 General Residence District; that the applicant proposes to construct a two-story building at 301 W. North Avenue, in a B4-4 District, to be used as a retail liquor store and the corporate headquarters of Armanetti, Inc. and with partial required on-site parking located in an R5 General Residence District; that the proof presented indicates that the subject site is the southerly 49 feet of the entire premises and will be an integral part of the total parking facility; that the proposed parking lot is necessary for the public convenience at this location to provide ten additional off-street parking spaces for the use of the patrons of the proposed retail liquor store and employees of the applicant corporation; that the public health, safety and welfare will be adequately protected in the design and operation of the parking lot which will provide landscaping and fencing and which will be improved and operated under the conditions hereinafter set forth; that the said parking lot will be compatible with the mixed business and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood in

## MINUTES OF MEETING

January 20, 1984

Cal. No. 328-83-S

which is to be located; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of automobile parking on the residentially zoned portion of a zoning lot, on premises at 1542-44 N. North Park Avenue, to partially satisfy the parking requirements for a proposed two-story retail liquor store to be constructed at 301 W. North Avenue; upon condition that no use shall be made of the property for the use requested until the following conditions 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 said 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 a fence along side the parking area and set back 13 feet from the east property line shall be provided and that the intervening front yard shall be landscaped and planted with hedges; that there shall be solid screening fences on the south and west lot lines; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that drainage shall not run directly into city streets; that lighting shall be provided that will be reflected away from residential properties to the west and south; that bumper guards and striping shall be provided; that the driveways shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that the lot shall be securely locked by a sliding gate at all times when not in use; that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. 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 the applicant has complied with all of the provisions of this resolution.

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

APPLICANT: Michael A. Halm  
 APPEARANCES FOR: Elaine Somogyi  
 APPEARANCES AGAINST:

CAL. NO. 353-83-A  
 MAP NO. 14-1  
 MINUTES OF MEETING  
 January 20, 1984

PREMISES AFFECTED— 6107-09 S. Kedzie Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Michael E. Halm, for the Estate of Norbert Horrell, owner, filed October 7, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of an automobile repair shop in a one-story brick building, in a B2-1 Restricted Retail District, on premises at 6107-09 S. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 3, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B2-1 Restricted Retail District; that the proof presented indicates that the non-conforming building on the subject site has been occupied as an automobile repair shop since prior to the rezoning of the area from B4 to B2 by the City Council on December 28, 1978, which use ceased operation in May, 1983; that the re-establishment of an automobile repair shop is proper under Section 6.4-5 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 automobile repair shop in a one-story brick building, on premises at 6107-09 S. Kedzie Avenue, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 6 P.M., Mondays through Fridays and 7 A.M. and 12 Noon, Saturdays; that no spray painting, body and fender work shall be done on the premises; that all repair work shall be done on the premises; that there shall be no storage of vehicles on the city streets; 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: Jacinto Moyet  
 APPEARANCES FOR: Jacinto Moyet  
 APPEARANCES AGAINST:

CAL. NO. 382-83-A  
 MAP NO. 3-J  
 MINUTES OF MEETING  
 January 20, 1984

PREMISES AFFECTED— 1340 N. Homan Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Jacinto Moyet, owner, filed October 25, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store at the rear of a two-story brick store and apartment building, in an R3 General Residence District, on premises at 1340 N. Homan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 25, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 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 store at the rear of the building on the subject site has been occupied continuously by business uses; that a grocery store is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store at the rear of a two-story brick store and apartment building, on premises at 1340 N. Homan Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 9 P.M., daily; that there shall be no automatic amusement machines on the premises; that no alcoholic beverages may be sold on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.



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

APPLICANT: Allen A. Bendkowski  
APPEARANCES FOR: None  
APPEARANCES AGAINST:

CAL. NO. 390-83-A  
MAP NO. 5-F  
MINUTES OF MEETING  
January 20, 1984

PREMISES AFFECTED— 1970 N. Lincoln Avenue  
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case dismissed for want  
of prosecution.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Calvin Edge  
APPEARANCES FOR: None  
APPEARANCES AGAINST:

CAL. NO. 399-83-A  
MAP NO. 1-L  
MINUTES OF MEETING  
January 20, 1984

PREMISES AFFECTED-- 158-60 N. Laramie Avenue

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

ACTION OF BOARD--

Case dismissed for want  
of prosecution.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Nathaniel H. Simpson, Jr.

CAL. NO. 400-83-A

APPEARANCES FOR:

MAP NO. 20-D

APPEARANCES AGAINST:

MINUTES OF MEETING  
January 20, 1984

PREMISES AFFECTED— 1122 E. 87th Street

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

ACTION OF BOARD—

Case continued to  
February 17, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

MINUTES OF MEETING

January 20, 1984  
Cal. No. 38-79-S

Mr. Stuart H. Glicker, for General Parking Corporation, presented a request for a five-year extension of the terminal date of the public parking lot, on premises at 236-46 E. Illinois Street and 501-09 N. Seneca Street, approved by the Board on February 9, 1979, with a terminal date of February 9, 1984.

Chairman Guthman moved that the terminal date be extended until February 9, 1989. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

January 20, 1984

Cal. No. 251-80-S

Mr. Stuart H. Glicker, for General Parking Corporation, presented a request for a five-year extension of the terminal date of the public parking lot, on premises at 235-59 E. Grand Avenue and 511-21 N. Seneca Street, approved by the Board on October 17, 1980, with a terminal date of February 9, 1984.

Chairman Guthman moved that the terminal date be extended until February 9, 1989. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

January 20, 1984

Mr. Keane moved that the Board do now adjourn.

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

*Marion Beck*  
Secretary