

MINUTES OF THE REGULAR MEETING OF THE  
ZONING BOARD OF APPEALS

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held in Room 569 County Building on Friday, May 18, 1984  
at 9:00 A.M., 10:00 A.M., 2:00 P.M. and 3:30 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

May 18, 1984

Mr. Keane moved that the Board approve the record of the proceedings of the special meeting of the Zoning Board of Appeals held on April 27, 1984 (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. Nays-None.

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

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

APPLICANT: Centel Videopath, Inc.

CAL. NO. 139-84-S

APPEARANCES FOR: Barbara Baran

MAP NO. 13-P

APPEARANCES AGAINST:

MINUTES OF MEETING

May 18, 1984

PREMISES AFFECTED— 5451 N. East River Road

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Centel Videopath, Inc., for American National Bank & Trust Company, Trust Nos. 42848 and 42849, owners, filed April 24, 1984, an application for a special use under the zoning ordinance for the approval of the location and the installation of microwave relay antennae on the roof of a 16-story apartment building, in an R4 General Residence District, on premises at 5451 N. East River Road; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.4-1(3)h and 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 May 18, 1984 after due notice thereof by publication in the Chicago Tribune on May 2, 1984; and

WHEREAS, the district maps show that the premises are located in an 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 a maximum of eight microwave relay antennae on the roof of the 16-story building on the subject site; that the applicant will install equipment accessory to the said relay antennae on the floor immediately below; that the applicant provides microwave communications services as a common carrier throughout the Chicago area with services available to the public at large under authority granted by the Federal Communications Commission; that the proposed use is necessary for the public convenience at this location as part of a microwave relay network connecting cable television systems; that the public health, safety and welfare will be adequately protected in that the proposed use will be designed and operated in compliance with Federal Communications Commission regulations to insure that such use will not interfere with other lawful uses; and that the proposed microwave relay antennae will not cause substantial injury to the value of other property in the neighborhood in that the said relay antennae will be located on the roof of a 16-story building and will not be visible from the ground; it is therefore

MINUTES OF MEETING

May 18, 1984

Cal. No. 139-84-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the installation of microwave relay antennae on the roof of a 16-story apartment building, on premises at 5451 N. East River Road, upon condition that the installation and operation of the relay antennae shall be 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: Goggin & Furda  
APPEARANCES FOR: Vincent Getzendanner  
APPEARANCES AGAINST:

CAL. NO. 140-84-Z  
MAP NO. 5-F  
MINUTES OF MEETING  
May 18, 1984

PREMISES AFFECTED— 2122 N. Hudson Street

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

ACTION OF BOARD—

Case continued to  
June 15, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: David W. Ruttenberg  
 APPEARANCES FOR: David W. Ruttenberg  
 APPEARANCES AGAINST:

CAL. NO. 141-84-S  
 MAP NO. 1-F  
 MINUTES OF MEETING  
 May 18, 1984

PREMISES AFFECTED— 366 W. Superior Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
Abstain		
x		
x		
x		

THE RESOLUTION:

WHEREAS, David W. Ruttenberg, for American National Bank & Trust Company, Trust No. 60347, filed April 17, 1984, an application for a special use under the zoning ordinance for the approval of the location and the establishment of off-site parking for 27 automobiles in a one-story brick building, in an M1-5 Restricted Manufacturing District, on premises at 366 W. Superior Street, to satisfy the parking requirements for a proposed 22,400 square foot addition to a two and six-story brick manufacturing building at 400-32 W. Superior Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 9.3-3 and 9.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1984 after due notice thereof by publication in the Chicago Tribune on May 2, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an M1-5 Restricted Manufacturing District; that the proof presented indicates that the owner of the subject site premises has entered into a lease agreement with Schering Corporation to permit its Wesley-Jessen Division to occupy the proposed 22,400 sq. ft. addition at 400-32 W. Superior Street for the manufacture of contact lenses and the subject site garage building for off-street parking for 27 automobiles; that the proposed use will satisfy the parking requirements for the proposed addition and is necessary for the public convenience at this location to provide off-street parking for employees; that the subject site garage building has existed for more than 30 years and that the public health, safety and welfare will be adequately protected in that the proposed parking for 27 automobiles will be self-contained within said building; that the proposed use of the one-story garage building for off-site parking for 27 automobiles will be compatible with the existing commercial and manufacturing improvements in the area and will not cause substantial injury to the value

MINUTES OF MEETING

May 18, 1984

Cal. No. 141-84-S

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 off-site parking for 27 automobiles in a one-story brick building, on premises at 366 W. Superior Street, to satisfy the parking requirements for a proposed 22,400 square foot addition to a two and six-story brick manufacturing building at 400-32 W. Superior Street, upon condition that it shall be the responsibility of the applicant to maintain the subject site in conformance with Section 5.8-5 of the zoning ordinance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: New Evangelical Bible Church  
 APPEARANCES FOR: Michael Alberts  
 APPEARANCES AGAINST:  
 PREMISES AFFECTED— 4634-38 W. Washington Boulevard  
 SUBJECT— Application for the approval of a special use.

CAL. NO. 142-84-S  
 MAP NO. 1-K  
 MINUTES OF MEETING  
 May 18, 1984

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, New Evangelical Bible Church, owner, filed April 3, 1984, an application for a special use under the zoning ordinance for the approval of the location and the erection of a one and two-story addition to the rear of an existing one-story brick church building, in a B4-2 Restricted Service District, on premises at 4634-38 W. Washington Boulevard; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 8.3-4 and 8.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1984 after due notice thereof by publication in the Chicago Tribune on May 2, 1984; and

WHEREAS, the district maps show that the premises are located in 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 July 17, 1981 the Board approved a special use application for the establishment of the applicant church in a one-story brick building on the subject site, Cal. No. 182-81-S; that the proof presented indicates that the proposed addition, consisting of prayer rooms, offices and kitchen, is necessary at this location to accommodate the needs of the growing congregation who live in the immediate area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed addition which will provide additional space for needed services in the community; that the said use will not cause substantial injury to the value of other property in the neighborhood in that the use will be compatible with the improvements in the immediate area; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of a one and two-story addition to the rear of an existing one-story brick church building, on premises at 4634-38 W. Washington Boulevard, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.



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

APPLICANT: New Evangelical Bible Church  
 APPEARANCES FOR: Michael Alberts  
 APPEARANCES AGAINST:

CAL. NO. 143-84-Z  
 MAP NO. 1-K  
 MINUTES OF MEETING  
 May 18, 1984

PREMISES AFFECTED— 4634-38 W. Washington Boulevard  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, New Evangelical Bible Church, owner, filed April 3, 1984, an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a one and two-story addition to the rear of a one-story church building having a total seating capacity of 375 persons with off-street parking for 25 instead of 31 automobiles, on premises at 4634-38 W. Washington Boulevard; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 8.11-1(4) 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 May 18, 1984 after due notice thereof by publication in the Chicago Tribune on May 2, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B4-2 Restricted Service District; that the proof presented indicates that 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 size of the proposed addition is necessary to meet the needs of the congregation and that the balance of the lot is not sufficient in size to provide the required parking without the requested variation; that the proposed parking for 25 automobiles is adequate to serve the congregation; that the plight of the owner is due to the limited space available for parking; that the variation, if granted, will not alter the essential character of the locality in that the lack of six parking spaces is negligible in this area which is mostly vacant and unimproved; it is therefore

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

MINUTES OF MEETING

May 18, 1984

Cal. No. 143-84-Z

two-story addition to the rear of a one-story church building having a total seating capacity of 375 persons with off-street parking for 25 instead of 31 automobiles, on premises at 4634-38 W. Washington Boulevard, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Albany Steel and Brass Corporation  
 APPEARANCES FOR: Sidney R. Marovitz  
 APPEARANCES AGAINST:

CAL. NO. 144-84-Z  
 MAP NO. 1-H  
 MINUTES OF MEETING  
 May 18, 1984

PREMISES AFFECTED— 1900-22 W. Grand Avenue  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Albany Steel and Brass Corporation, owner, filed March 28, 1984, an application for a variation of the zoning ordinance, to permit, in an M1-2 Restricted Manufacturing District, the erection of a one-story 42 ft. by 63 ft. by 16.5 ft. high addition to the west side of a one and two-story manufacturing building, with no rear yard instead of the 20 ft. set-back required due to the residential zoning across the 10 ft. public alley, on premises at 1900-22 W. Grand Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, 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 May 18, 1984 after due notice thereof by publication in the Chicago Tribune on May 2, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an M1-2 Restricted Manufacturing District; that the applicant corporation is a distributor of bolts and screws and employs 35 persons; 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 a variation of the size requested is necessary to provide additional office space for the applicant corporation; that the plight of the owner is due to unique circumstances in that the subject site building is bounded on the north by residential zoning across a ten foot public alley; that the variation, if granted, will not alter the essential character of the locality in that the north wall of the proposed one-story addition will be a continuation to the west of the north wall of the existing one and two-story building, which is presently on its north lot line; it is therefore

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

MINUTES OF MEETING

May 18, 1984

Cal. No. 144-84-Z

42 ft. by 63 ft. by 16.5 ft. high addition to the west side of a one and two-story manufacturing building with no rear yard instead of the 20 ft. setback required due to the residential zoning across the 10 ft. public alley, on premises at 1900-22 W. Grand 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: Lester Teichner  
 APPEARANCES FOR: Leon Teichner  
 APPEARANCES AGAINST: Barbara Ellis

CAL. NO. 145-84-Z  
 MAP NO. 5-G  
 MINUTES OF MEETING  
 May 18, 1984

PREMISES AFFECTED— 2230 N. Seminary Avenue

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

ACTION OF BOARD—

Variation granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Lester Teichner, for Charles W. Stauss and Richard Wawrzyniak, and subsequently amended to American National Bank & Trust Company, Tr. No. 60452, owner, filed March 2, 1984, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a three-story single family residence whose front yard will be 10 ft. instead of 15 ft. and whose north side yard will be 1 ft. 1-1/4 in. and with no south side yard instead of 2.5 ft. each, on premises at 2230 N. Seminary Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 20, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.7-4, 7.8-4 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 May 18, 1984 after due notice thereof by publication in the Chicago Tribune on May 2, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the applicant and the condominium association of the property to the north at 2232 N. Seminary Avenue have entered into a cross easement agreement to utilize the approximate three foot sidewalk as a party walk, of which 1 ft. 3-5/8 in. is located on the north end of the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed three-story single family home having a reasonable width of 23 ft. 10-3/4 in. and a floor area of 3,400 sq. ft. is necessary to obtain a modern livable room arrangement to meet the needs of the applicant; that the plight of the owner is due to the narrow lot width and the desire to align the front of the proposed building with the adjoining property to the south; that the yard variations, if granted, will not alter the essential character of the locality in that the south side of the proposed building will provide a light well which will coincide with the existing light well of the building to the south and that a provision for a north side yard of 1 ft. 1-1/4 in., which will be separated from the building to the north with the aforementioned

MINUTES OF MEETING

May 18, 1984

Cal. No. 145-84-Z

easement, will not impair an adequate supply of light and air to the adjoining property; 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 the variation be and it hereby is granted to permit the erection of a three-story single family residence whose front yard will be 10 ft. instead of 15 ft. and whose north side yard will be 1 ft. 1-1/4 in. and with no south side yard instead of 2.5 ft. each, on premises at 2230 N. Seminary 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: Phillip E. Vazzana  
 APPEARANCES FOR: Ronald S. Vari  
 APPEARANCES AGAINST:

CAL. NO. 146-84-Z  
 MAP NO. 6-F  
 MINUTES OF MEETING  
 May 18, 1984

PREMISES AFFECTED— 339-55 S. 30th Place

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

ACTION OF BOARD—

THE VOTE

Variation granted

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

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

THE RESOLUTION:

WHEREAS, Phillip E. Vazzana, for American National Bank, Trust No. 59162, owner, filed April 12, 1984, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of an additional two-story townhouse dwelling unit attached to the east side of a recently constructed two-story nine-unit townhouse building whose front yard will be nine instead of 10.8 ft. and with no east side yard instead of 18.3 ft., on premises at 339-55 W. 30th Place; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.7-4, 7.8-4 and 11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at this regular meeting held on May 18, 1984 after due notice thereof by publication in the Chicago Tribune on May 2, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District; that on October 24, 1983, the City Council of Chicago rezoned the subject site from M1-2 Restricted Manufacturing to R4 General Residence; that the subject lot has 183 ft. of frontage and a depth of 90 ft.; that under the current zoning the applicant could have erected a multi-story 18-unit apartment building but opted to build a two-story 10-unit townhouse building so as in keeping with the character of the immediate community; that the majority of the townhouses are erected, save the subject site 10th unit; that the existing townhouses have a front yard of nine ft.; 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 10th townhouse is necessary to make the project economically viable; that the plight of the owner is due to unique circumstances in that the applicant now finds that he cannot finish the proposed project without the requested variations; and that the variations, if granted, will not alter the essential character of the locality in that the proposed 10th attached townhouse will maintain the existing

MINUTES OF MEETING

May 18, 1984

Cal. No. 146-84-Z

nine ft. front yard of the recently constructed townhouses and that its east property line abuts a manufacturing district; 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 an additional two-story townhouse dwelling unit attached to the east side of a recently constructed two-story nine-unit townhouse building whose front yard will be nine instead of 10.8 ft. and with no east side yard instead of 18.3 ft., on premises at 339-55 W. 30th Place, 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: Richard Ferro  
 APPEARANCES FOR: Ronald S. Vari  
 APPEARANCES AGAINST:

CAL. NO. 147-84-Z  
 MAP NO. 8-F  
 MINUTES OF MEETING  
 May 18, 1984

PREMISES AFFECTED— 3221 and 3227 S. Canal Street  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Richard Ferro, owner, filed March 28, 1984, and application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of two two-story five-unit townhouse apartment buildings whose rear yards will each be 5.72 ft. instead of 30 ft., on premises at 3221 and 3227 S. Canal Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 27, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.9-4."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1984 after due notice thereof by publication in the Chicago Tribune on May 2, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District; that on March 7, 1979, the City Council of Chicago rezoned the subject site from M1-2 Restricted Manufacturing to R4 General Residence; that the proof presented indicates that the property in question cannot yield a reasonable return nor be put to a reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the rear unit of each building could not be built without the requested variations, which would jeopardize the economic viability of the project; that the plight of the owner is due to unique circumstances in that while the two-story five-unit townhouse buildings require greater land coverage, the total density of the project is less than the density that could legally be built on the site; and that the variations, if granted, will not alter the essential character of the locality in that the rear yard is located across the alley from a railroad embankment; it is therefore

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

MINUTES OF MEETING

May 18, 1984

Cal. No. 147-84-Z

it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it is hereby granted to permit the erection of two two-story five-unit townhouse apartment buildings whose rear yards will each be 5.72 ft. instead of 30 ft., on premises at 3221 and 3227 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: Chicago Center Hospital, an Illinois not-for-profit corporation

CAL. NO. 148-84-Z

APPEARANCES FOR:

MAP NO. 5-F

MINUTES OF MEETING  
May 18, 1984

APPEARANCES AGAINST:

PREMISES AFFECTED— 426 W. Wisconsin Street

SUBJECT— Application to vary the requirements of the Zoning Ordinance.

ACTION OF BOARD—

THE VOTE

Case continued to  
July 27, 1984.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: David Jordano  
 APPEARANCES FOR: David Jordano  
 APPEARANCES AGAINST:

CAL. NO. 149-84-Z  
 MAP NO. 5-F  
 MINUTES OF MEETING  
 May 18, 1984

PREMISES AFFECTED— 1814 N. Mohawk Street  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, David Jordano, owner, filed March 20, 1984, an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a two-story 18 ft. by 22 ft. addition containing a two-car garage and a second floor study and open roof deck to the rear of a three-story single family residence with no rear yard instead of 30 ft., on premises at 1814 N. Mohawk Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.9-5, 7.12(5), 11.7-4(1) and 11.8-1."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1984 after due notice thereof by publication in the Chicago Tribune on May 2, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R5 General Residence District; that the proof presented indicates that the 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 addition, consisting of automobile storage and a second floor study, are 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 first floor automobile storage portion of the proposed addition is a permitted obstruction in the required 30 ft. rear yard but that the proposed second floor study is not, thus requiring the requested variation; that the variation, if granted, will not alter the essential character of the locality in that the north side of the proposed second floor study will be an extension of the north side wall of the existing 3-story building and is directly south of a similar two-story building located in its required rear yard; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations, and that a variation be and it hereby is granted to permit the erection of a two-story 18 ft. by 22 ft. addition

MINUTES OF MEETING

May 18, 1984

Cal. No. 149-84-Z

containing automobile storage, a second floor study and open roof deck to the rear of a three-story single family residence with no rear yard instead of 30 ft., on premises at 1814 N. Mohawk Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: The Lively Stone Missionary Baptist Church  
 APPEARANCES FOR: Phyllis Russell  
 APPEARANCES AGAINST:

CAL. NO. 150-84-S  
 MAP NO. 3-L  
 MINUTES OF MEETING  
 May 18, 1984

PREMISES AFFECTED— 4938 W. Chicago Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, The Lively Stone Missionary Baptist Church, owner, filed March 9, 1984, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a one-story brick building, in a B4-1 Restricted Service District, on premises at 4938 W. Chicago Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 8.11-1 and 8.4-4."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1984 after due notice thereof by publication in the Chicago Tribune on May 2, 1984; and

WHEREAS, the district maps show that the premises are located in 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 establishment of a church at this location is necessary to accommodate the members of the congregation who live in the area; that the public health, safety and welfare will be adequately protected in the design and operation of the church which provides adequate off-street parking and needed services in the community; and that the proposed church will not cause substantial injury to the value of other property in the neighborhood in that the use is compatible with the types of improvements in the area; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator in authorized to permit the establishment of a church in a one-story brick building, on premises at 4938 W. Chicago Avenue, upon condition that the required off-street parking is provided at 4921-35 W. Chicago Avenue; 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: The Lively Stone Missionary Baptist Church  
 APPEARANCES FOR: Phyllis Russell  
 APPEARANCES AGAINST:

CAL. NO. 151-84-S  
 MAP NO. 1-L  
 MINUTES OF MEETING  
 May 18, 1984

PREMISES AFFECTED— 4921-35 W. Chicago Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, The Lively Stone Missionary Baptist Church, for Willie Davis and Ruth L. Davis Pierce, owners, filed March 9, 1984, and subsequently amended, an application for a special use under the zoning ordinance, for the approval of the location and the leasing of 29 automobile parking spaces, on premises at 4921-35 W. Chicago Avenue, to satisfy the parking requirements for a church to be established at 4938 W. Chicago Avenue, in a B4-1 Restricted Service District; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1984 after due notice thereof by publication in the Chicago Tribune on May 2, 1984; and

WHEREAS, the district maps show that the premises are located in 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 May 18, 1984, Cal. No. 150-84-S, the Board approved a companion application for a special use by the Lively Stone Missionary Baptist Church for the establishment of a church at 4938 W. Chicago Avenue and incorporates the testimony of that application into the record; that the proof presented indicates that the proposed use is necessary for the public convenience at this location in order to provide the required off-street parking for said church; that the public health, safety and welfare will be adequately protected in the design and operation of the parking area to be improved and operated under the conditions hereinafter set forth; that the use of the subject premises as a parking area will be compatible with the existing business and residential improvements and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the location and the leasing of 29 automobile parking spaces on premises at 4921-35 W. Chicago Avenue, to satisfy the parking requirements for a church to be

## MINUTES OF MEETING

May 18, 1984

Cal. No. 151-84-S

established at 4938 W. Chicago Avenue, upon condition that no use shall be made of the premises for the purpose requested until the following conditions shall have been complied with: that the said lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked on said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that the drainage shall not run directly into city streets; that the subject property shall be enclosed with fencing; that bumper guards or concrete curbing shall be erected on the periphery of the surfaced area; that lighting shall be provided; that ingress and egress shall be from W. Chicago Avenue; that the alley abutting the property to the south shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that the hours of operation of the parking area shall be limited to the hours of operation of the church at 4938 W. Chicago Avenue; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order and with Section 5.8-5 of the zoning ordinance. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.



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

APPLICANT: Printers Square, an Illinois Limited Partnership  
 APPEARANCES FOR: Vincent Getzendanner  
 APPEARANCES AGAINST:

CAL. NO. 152-84-S  
 MAP NO. 2-F  
 MINUTES OF MEETING  
 May 18, 1984

PREMISES AFFECTED— 75 W. Harrison Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Printers Square, an Illinois Limited Partnership, owner, filed April 24, 1984 an application for a special use under the zoning ordinance for the approval of the location and the establishment of public parking in a portion of the underground garage of the Printers Square building, in a C3-6 Commercial-Manufacturing District, on premises at 75 W. Harrison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 26, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 May 18, 1984 after due notice thereof by publication in the Chicago Tribune on May 2, 1984; and

WHEREAS, the district maps show that the premises are located in a C3-6 Commercial-Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a C3-6 Commercial-Manufacturing District; that the existing underground garage at the subject site currently provides 196 parking spaces for the tenants and employees of the building at the subject site; that the existing parking garage is being under-utilized and that the applicant proposes to allocate approximately 100 parking spaces for public use; that the establishment of public parking in the underground garage is necessary for the public convenience in that there is a need for additional parking spaces by the business uses in the area; that the public health, safety and welfare will be adequately protected in that the public parking portion of the said garage will be operated under the same procedures used in the operation of the tenant parking facility; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in that the use is located in an existing functioning underground garage; 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 public parking in a portion of the underground garage of the Printers Square building, on premises at 75 W. Harrison Street,

MINUTES OF MEETING

May 18, 1984

Cal. No. 152-84-S

upon condition that the public parking spaces shall be used only for the parking of private passenger automobiles; that the public parking portion of the garage shall be operated in accordance with the procedures in use for the tenant parking spaces; 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: Janet Constantine  
 APPEARANCES FOR: Janet Constantine  
 APPEARANCES AGAINST:

CAL. NO. 153-84-A  
 MAP NO. 11-H  
 MINUTES OF MEETING  
 May 18, 1984

PREMISES AFFECTED— 4103 N. Lincoln Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Janet Constantine, for Al Contiere, owner, filed March 6, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a second-hand dealer license for an existing re-sale shop in a store in a two-story frame building, in a B3-2 General Retail District, on premises at 4103 N. Lincoln Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 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 appellant has operated an antique store, a B3 use, with accessory re-sale of second-hand goods at the subject site for the past 13 years; that the appellant is seeking a second-hand dealer license; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a second-hand dealer license for an existing re-sale shop in a store in a two-story frame building, on premises at 4103 N. Lincoln 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: Janet Constantine  
 APPEARANCES FOR: Janet Constantine  
 APPEARANCES AGAINST:

CAL. NO. 154-84-A  
 MAP NO. 11-H  
 MINUTES OF MEETING  
 May 18, 1984

PREMISES AFFECTED— 4111 N. Lincoln Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Janet Constantine, owner, filed March 6, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a second-hand dealer license for an existing re-sale shop in a store in a two-story brick building, in a B3-2 General Retail District, on premises at 4111 N. Lincoln Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 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 appellant has operated an antique store, a B3 use, with accessory re-sale of second-hand goods at the subject site for the past 13 years; that the appellant is seeking a second-hand dealer license; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a second-hand dealer license for an existing re-sale shop in a store in a two-story brick building, on premises at 4111 N. Lincoln Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: John R. Amos

CAL. NO. 155-84-A

APPEARANCES FOR:

MAP NO. 14-F

APPEARANCES AGAINST:

MINUTES OF MEETING

May 18, 1984

PREMISES AFFECTED-- 6243 S. Normal Boulevard

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

ACTION OF BOARD--

Case continued to  
July 27, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Charles Rose  
 APPEARANCES FOR: Charles Rose  
 APPEARANCES AGAINST:

CAL. NO. 156-84-A  
 MAP NO. 13-M  
 MINUTES OF MEETING  
 May 18, 1984

PREMISES AFFECTED— 6100 W. Gunnison Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Charles Rose, for Peter Poluis, owner, filed March 22, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a barber shop license for an existing hair styling salon in a two-story brick store and apartment building, in an R3 General Residence District, on premises at 6100 W. Gunnison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 21, 1984 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 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 to be located in an R3 General Residence District in an existing licensed hair-styling salon, a B1 use; that the appellant requires a barber shop license to cut men's hair, a B1 use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a barber shop license for an existing hair styling salon in a two-story brick store and apartment building, on premises are 6100 W. Gunnison Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Harry Kidonakis  
 APPEARANCES FOR: Harry Kidonakis  
 APPEARANCES AGAINST:

CAL. NO. 157-84-A  
 MAP NO. 16-I  
 MINUTES OF MEETING  
 May 18, 1984

PREMISES AFFECTED— 2433 W. 63rd Street  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Harry Kidonakis, for Raymond Parks, owner, filed March 14, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to issue zoning certification for an existing self-service laundrette in a three-story brick store and apartment building, in a B2-1 Restricted Retail District, on premises at 2433 W. 63rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 24, 1984 reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 May 18, 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 store in the building has been continuously occupied by a self-service laundrette, a B4 use, for the past 25 years; that on December 28, 1978 the district was rezoned from B4-2 to B2-1 which made the existing laundrette a legal non-conforming use; that in 1983 a laundrette license was issued to the previous owner of the subject site laundrette which mistakenly indicated his home address in Cicero, Illinois as the business address of said laundrette, which caused the Licensing Department to believe that there was a cessation of the non-conforming use; that the appellant seeks a 1984 laundrette license for the subject 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 issue zoning certification for an existing self-service laundrette in a three-story brick store and apartment building, on premises at 2433 W. 63rd Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Roman Soto  
 APPEARANCES FOR: Roman Soto  
 APPEARANCES AGAINST:

CAL. NO. 158-84-A  
 MAP NO. 5-1  
 MINUTES OF MEETING  
 May 18, 1984

PREMISES AFFECTED— 1609 N. Mozart Street

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Roman Soto, for Park Realty, filed on March 15, 1984, 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 a B3-3 General Retail District, on premises at 1609 N. Mozart Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B3-3 General Retail District in an existing one-story brick garage building; that the proof presented indicates that the garage building has been previously occupied by an automobile repair shop; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has the right to continue the use of the premises as a motor vehicle repair shop, excluding body or fender repair and spray painting; 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 1609 N. Mozart Street, upon condition that the hours of operation shall be limited to the hour between 8 A.M. and 6 P.M., Mondays through Fridays; that no body or fender work or spray painting shall be done on the premises; that there shall be no parking or storage of vehicles awaiting repair or which have been repaired off the premises on public property; 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: Johnny L. Rienton  
 APPEARANCES FOR: Johnny L. Rienton  
 APPEARANCES AGAINST:

CAL. NO. 159-84-A  
 MAP NO. 13-I  
 MINUTES OF MEETING  
 May 18, 1984

PREMISES AFFECTED— 4833 N. Talman Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Johnny L. Rienton, for Wirtz Realty Corp., owner, filed March 1, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a dental laboratory for making of dentures in a store in the basement of a three-story brick store and apartment building, in an R4 General Residence District, on premises at 4833 N. Talman Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 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 is one of several stores in the basement of the building on the subject site and has been in existence since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the extension of the non-conforming use throughout the building is permitted under Section 6.4-6 of the zoning ordinance; 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 dental laboratory for the making of dentures in a store in the basement of a three-story brick store and apartment building, on premises at 4833 N. Talman Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 5 P.M., Mondays through Fridays and 9 A.M. and 12 Noon, 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: Nicholas F. Maniscalco  
 APPEARANCES FOR: Nicholas F. Maniscalco  
 APPEARANCES AGAINST:

CAL. NO. 160-84-A  
 MAP NO. 11-G  
 MINUTES OF MEETING  
 May 18, 1984

PREMISES AFFECTED— 4450-56 N. Sheridan Road

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

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Nicholas F. Maniscalco, for Bank of Ravenswood, Trust No. 25-5301, owner, filed April 10, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the de-conversion of a three-story 50 dwelling unit building to 35 dwelling units, in an R4 General Residence District, on premises at 4450-56 N. Sheridan Road; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.5-4, 7.12-2(9) and 11.8-1."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 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 building on the subject site has been occupied as 50 dwelling units, with no off-street parking since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to deconvert the three-story brick building from 50 dwelling units to 35 dwelling units, 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 permit the de-conversion of a three-story brick 50 dwelling unit building, on premises at 4450-56 N. Sheridan Road, to 35 dwelling units, 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 806

APPLICANT: Mary Markiewicz

CAL. NO. 161-84-A

APPEARANCES FOR:

MAP NO. 11-L

PEARANCES AGAINST:

MINUTES OF MEETING

May 18, 1984

PREMISES AFFECTED-- 4228 N. Milwaukee Avenue

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

ACTION OF BOARD--

THE VOTE

Case dismissed for want of prosecution.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: William R. Schinagl  
 APPEARANCES FOR: William R. Schinagl  
 APPEARANCES AGAINST:

CAL. NO. 162-84-A  
 MAP NO. 3-I  
 MINUTES OF MEETING  
 May 18, 1984

PREMISES AFFECTED-- 2435-43 W. North Avenue

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

ACTION OF BOARD--

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, William R. Schinagl, owner, filed March 20, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in a B4-2 Restricted Service District, the erection of a full second story addition on the rear one-story portion of the one, two and three-story brick building at 2437-39 W. North Avenue and a two-story 25 ft. by 70 ft. 10 in. addition to the rear of the two-story brick building at 2435 W. North Avenue, to be used as additional storage for the existing auto parts business, with no provision for off-street parking, on premises at 2435-43 W. North Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 20, 1984 reads:

Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 8.11-1(21) and 5.8-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B4-2 Restricted Service District; that the proof presented indicates that the appellant operates an auto parts business in the existing building on the subject site lot which was erected prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance and contains no area for parking; that the appellant proposes to erect two additions to the one, two and three-story building for the purpose of providing additional storage space to maintain his inventory of auto parts; that no additional persons will be employed due to the proposed storage space additions and that no off-street parking is required; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the erection of a full second story addition on the rear one-story portion of the one, two and three-story brick building at 2437-39 W. North Avenue and a two-story 25 ft. by 70 ft. 10 in. addition

MINUTES OF MEETING

May 18, 1984

Cal. No. 162-84-A

to the rear of the two-story brick building at 2435 W. North Avenue, to be used as additional storage for the existing auto parts business, with no provision for off-street parking, on premises at 2435-43 W. North 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: Yong Mo Choe  
APPEARANCES FOR: Yong Mo Choe  
APPEARANCES AGAINST:

CAL. NO. 163-84-A  
MAP NO. 13-G  
MINUTES OF MEETING  
May 18, 1984

PREMISES AFFECTED— 1401 W. Bryn Mawr Avenue  
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Yong Mo Choe, for Alex Berger, owner, filed March 23, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a hardware license for the sale of hardware goods in an existing grocery store in a one-story brick store building, in an R4 General Residence District, on premises at 1401 W. Bryn Mawr Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 19, 1984 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District in an existing grocery store; that the proof presented indicates that the incidental sales of household hardware items to customers of the existing grocery store is an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a hardware license for the sale of hardware goods in an existing grocery store in a one-story brick store building, on premises at 1401 W. Bryn Mawr Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Louis Kosover

CAL. NO. 164-84-A

APPEARANCES FOR:

MAP NO. 13-H

APPEARANCES AGAINST:

MINUTES OF MEETING

May 18, 1984

PREMISES AFFECTED— 2252 W. Foster Avenue

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

ACTION OF BOARD—

Case continued to  
August 24, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Charlie Poppell  
APPEARANCES FOR: Charlie Poppell  
APPEARANCES AGAINST:

CAL. NO. 165-84-A  
MAP NO. 4-H  
MINUTES OF MEETING  
May 18, 1984

PREMISES AFFECTED— 2300 W. Cullerton Street

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

ACTION OF BOARD—

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Charlie Poppell, for Bonifacio Chavez, owner, filed March 6, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of a non-conforming store into an apartment in a two-story brick store and three-apartment building, in an R4 General Residence District, on premises at 2300 W. Cullerton Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.5-4 and 7.12-2(9)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 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 building on the subject site has been occupied as a store and three apartments; that it is proposed to convert a non-conforming store into an apartment which 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 conversion of a non-conforming store into an apartment in a two-story brick store and three apartment building, for a total of four apartments, on premises at 2300 W. Cullerton Street, upon condition that plans and permits are obtained indicating compliance with building code regulations; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.



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

APPLICANT: Joe's Auto Repair  
 APPEARANCES FOR: Joseph E. Baiyor  
 APPEARANCES AGAINST:

CAL. NO. 166-84-A  
 MAP NO. 166-84-A  
 MINUTES OF MEETING  
 May 18, 1984

PREMISES AFFECTED— 4138 S. Archer Avenue

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Joe's Auto Repair, for Joseph E. Baiyor, owner, filed March 2, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an auto repair shop including body repairs and painting in a two-story brick garage building at the rear of a lot improved with a two-story brick store and apartment building, in a B5-2 General Service District, on premises at 4138 S. Archer Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 8.3-5 and 11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 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 the non-conforming two-story brick garage at the rear of the lot has been continuously occupied as an auto body shop since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that licensing requirements have cause the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an auto repair shop including body repairs and spray painting in a two-story brick garage building at the rear of a lot improved with a two-story brick store and apartment building, on premises at 4138 S. Archer Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Mary Hill and Johnnie Hill

CAL. NO. 167-84-A

APPEARANCES FOR: None

MAP NO. 12-E

APPEARANCES AGAINST:

MINUTES OF MEETING

May 18, 1984

PREMISES AFFECTED— 602 E. 50th Street

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

ACTION OF BOARD—

Case dismissed for want of prosecution.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Sutton Bros.  
 APPEARANCES FOR: J.D. Sutton  
 APPEARANCES AGAINST:

CAL. NO. 168-84-A  
 MAP NO. 18-H  
 MINUTES OF MEETING  
 May 18, 1984

PREMISES AFFECTED-- 7600 S. Ashland Avenue  
 SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Sutton Bros., owner, filed April 2, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to approve an automobile repair license for an existing service station, in a B2-1 Restricted Retail District, on premises at 7600 S. Ashland Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 8.3-2 and 11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 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 non-conforming service station and auto repair business was established at the subject site prior to the rezoning in 1970 from B4-2 to B2-1; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve an automobile repair license for an existing service station, on premises at 7600 S. Ashland Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 7 P.M., Mondays through Saturdays, and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Susan Helton  
 APPEARANCES FOR: Susan Helton  
 APPEARANCES AGAINST:

CAL. NO. 169-84-A  
 MAP NO. 9-H  
 MINUTES OF MEETING  
 May 18, 1984

PREMISES AFFECTED— 2059 W. Roscoe Street

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

ACTION OF BOARD—

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Susan Helton, for Fred Schanmier, owner, filed April 6, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a new and used lamp store in a three-story brick store and apartment building, in a B1-1 Local Retail District, on premises at 2059 W. Roscoe Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 27, 1984 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 13, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B1-1 Local Retail District; that on May 5, 1982, the City Council rezoned the subject site to B1-1 from B4-2; that the store in the building on the subject site has been occupied by various business uses, including that of a used furniture business and a sheet metal business; that the change of use to a new and used lamp 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 new and used lamp store in a three-story brick store and apartment building, on premises at 2059 W. Roscoe Street, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 6 P.M., Mondays through Saturdays, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Hedwig Kowalski

CAL. NO. 170-84-A

APPEARANCES FOR:

MAP NO. 12-G

APPEARANCES AGAINST:

MINUTES OF MEETING

May 18, 1984

PREMISES AFFECTED-- 4737 S. Ada Street

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

ACTION OF BOARD--

Case continued to  
July 27, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: George Petkovic  
 APPEARANCES FOR: George Petkovic  
 APPEARANCES AGAINST:

CAL. NO. 171-83-A  
 MAP NO. 7-G  
 MINUTES OF MEETING  
 May 18, 1984

PREMISES AFFECTED— 2629 N. Lakewood Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, George Petkovic, owner, filed March 30, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the dormering of the rear one-third of the attic portion of a one-story frame two-apartment building, in an M1-2 Restricted Manufacturing District, on premises at 2629 N. Lakewood Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections, 6.4-2 and 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 May 18, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an M1-2 Restricted Manufacturing District in an existing non-conforming one-story frame two-apartment building; that the proof presented indicates that the appellant proposes to dormer the rear one-third of the existing attic portion of the existing two-apartment building to provide a den area and additional light and ventilation; that the floor area will not be increased with the raising of the roof for the dormers; 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 dormering of the rear one-third of the attic portion of a one-story frame two-apartment building, on premises at 2629 N. Lakewood Avenue, upon condition that plans and permits shall be obtained indicating compliance with building code regulations and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Ralph J. Calabrese  
APPEARANCES FOR: Maureen Strauts  
APPEARANCES AGAINST:

CAL. NO. 172-84-A  
MAP NO. 26-I  
MINUTES OF MEETING  
May 18, 1984

PREMISES AFFECTED— 10720 S. Western Avenue  
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Ralph J. Calabrese, for Chicago Tech, Inc., owner, filed March 5, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to approve the installation of two non-flashing business identification signs affixed to the front of a one-story brick automobile repair garage, in a B2-1 Restricted Retail District, on premises at 10720 S. Western Avenue; and

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

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.9 4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 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 on May 22, 1982 the Board sustained an appeal, by the appellant, permitting the establishment of an automobile repair shop in the one-story brick building on the subject site, Cal. No. 172-84-A; that the proof presented indicates that the appellant proposes to affix two fluorescent non-flashing business signs, 6 ft. by 10 ft. and 4 ft. by 24 ft., to the front of the automobile repair garage; that the proposed signs are accessory to the previously approved automobile repair garage; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve the installation of two fluorescent non-flashing business signs affixed to the front of a one-story brick automobile repair garage, on premises at 10720 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: Hollis J. Griffin  
 APPEARANCES FOR: Hollis J. Griffin  
 APPEARANCES AGAINST:

CAL. NO. 173-84-A  
 MAP NO. 3-E  
 MINUTES OF MEETING  
 May 18, 1984

PREMISES AFFECTED— 70 E. Cedar 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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Hollis J. Griffin, owner, filed March 16, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the enclosure of the existing terrace (455 sq. ft. - 16th floor) for apartment No. 1602 and the construction of a new terrace (17th floor) above the proposed enclosure in a 17-story apartment building, in an R7 General Residence District, on premises at 70 E. Cedar Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 24, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.6-7."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 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 the proof presented indicates that the appellant proposes to enclose an existing terrace and construct a new terrace above the proposed enclosure in a 17-story apartment building on the subject site; that the floor area ratio of the existing apartment building is 9.47; that under Section 7.6-7 of the zoning ordinance the floor area ratio, in an R7 district shall not exceed 7.0; that the proposed enclosure constitutes an increase in floor area; that the Board has no authority to permit the use requested it is therefore

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



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

APPLICANT: Frank Hunter  
 APPEARANCES FOR: Frank Hunter  
 APPEARANCES AGAINST: Rev. Walter D. Parks

CAL. NO. 174-84-A  
 MAP NO. 4-J  
 MINUTES OF MEETING  
 May 18, 1984

PREMISES AFFECTED-- 1442 S. Homan Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Frank Hunter, for Mattie Lucks, owner, filed March 13, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy store and video game room in a one-story brick store building, in an R4 General Residence District, on premises at 1442 S. Homan Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, 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 May 18, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District in a non-conforming one-story brick store building; that the proof presented indicates that the store has been occupied by a grocery store; that the change of use to a candy store is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that under Section 7.3-4 of the zoning ordinance a video game room is not a permitted use in a residential district; that the Board has no authority to permit the establishment of a video game room in a residential district; it is therefore

RESOLVED, that the appeal be and it hereby is sustained, in part, and the decision of the Office of the Zoning Administrator be and it is hereby reversed, in part, and he is authorized to permit the establishment of a candy store in a one-story brick store building, on premises at 1442 S. Homan Avenue, upon the condition that there shall be no automatic amusement machines on the premises; that the hours of operation shall be limited to the hours between 7 A.M. and 10 P.M.; 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: Larry Borski  
 APPEARANCES FOR: Larry Borski  
 APPEARANCES AGAINST:

CAL. NO. 175-85-A  
 MAP NO. 9-0  
 MINUTES OF MEETING  
 May 18, 1984

PREMISES AFFECTED-- 7718 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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Larry Borski, owner, filed March 22, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a license for the dispensing of food in an existing tavern, in an R4 General Residence District, on premises at 7718 W. Addison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 19, 1984 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District in a non-conforming store occupied as a licensed tavern; that the dispensing of prepackaged food items to customers of the existing tavern is an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a license for the dispensing of prepackaged food items in an existing tavern, on premises at 7718 W. Addison Street, upon condition that there shall be no preparation or table service of food on the premises, and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

APPLICANT: Dean Arslan  
 APPEARANCES FOR: Alma Arslan  
 APPEARANCES AGAINST:

CAL. NO. 176-84-A  
 MAP NO. 9-G  
 MINUTES OF MEETING  
 May 18, 1984

PREMISES AFFECTED— 3259 N. Racine Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Dean Arslan, owner, filed March 15, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a food purveyor license for the sale of packaged snacks in an existing tavern, in an R4 General Residence District, on premises at 3259 N. Racine Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District in a non-conforming store occupied as a licensed tavern; that the purveying of packaged snacks to customers of the existing tavern is an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a food purveyor license for the sale of packaged snacks in an existing tavern, on premises at 3259 N. Racine Avenue, upon condition that there shall be no preparation or table service of food on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Antonio Nieves  
 APPEARANCES FOR: Antonio Nieves  
 APPEARANCES AGAINST:

CAL. NO. 177-84-A  
 MAP NO. 3-G  
 MINUTES OF MEETING  
 May 18, 1984

PREMISES AFFECTED— 1439 W. Thomas Street  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Antonio Nieves, owner, filed March 12, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a food purveyor license for the sale of packaged snacks in an existing tavern, in an R4 General Residence District, on premises at 1439 W. Thomas Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District in a non-conforming store occupied as a licensed tavern; that the purveying of packaged snacks to customers of the existing tavern is an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a food purveyor license for the sale of packaged snacks in an existing tavern, on premises at 1439 W. Thomas Street, upon condition that there shall be no preparation or table service of food on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: W & R Amusement

CAL. NO. 178-84-A

APPEARANCES FOR:

MAP NO. 9-0

APPEARANCES AGAINST:

MINUTES OF MEETING  
May 18, 1984

PREMISES AFFECTED— 123 E. 47th Street

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

ACTION OF BOARD—

THE VOTE

Case continued to  
June 22, 1984.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

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

APPLICANT: W & R Amusement

APPEARANCES FOR:

APPEARANCES AGAINST:

CAL. NO. 179-84-A

MAP NO. 18-G

MINUTES OF MEETING

May 18, 1984

PREMISES AFFECTED— 1216 W. 79th Street

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

ACTION OF BOARD—

Case continued to  
June 22, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

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

APPLICANT: Esther Graves

CAL. NO. 180-84-A

APPEARANCES FOR:

MAP NO. 11-M

APPEARANCES AGAINST:

MINUTES OF MEETING

May 18, 1984

PREMISES AFFECTED— 4644 N. Central Avenue

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

ACTION OF BOARD—

Case continued to  
June 22, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

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

APPLICANT: Lloyd Williams

CAL. NO. 181-84-A

APPEARANCES FOR:

MAP NO. 18-C

APPEARANCES AGAINST:

MINUTES OF MEETING

May 18, 1984

PREMISES AFFECTED— 7332 S. Halsted Street

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

ACTION OF BOARD—

THE VOTE

Case continued to  
June 22, 1984.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		



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

APPLICANT: Richard C. West

CAL. NO. 182-84-A

APPEARANCES FOR:

MAP NO. 20-G

APPEARANCES AGAINST:

MINUTES OF MEETING

May 18, 1984

PREMISES AFFECTED— 8001 S. Ashland Avenue

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

ACTION OF BOARD—

THE VOTE

Case continued to  
June 22, 1984.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

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

APPLICANT: Michael Love

CAL. NO. 183-84-A

APPEARANCES FOR:

MAP NO. 18-G

APPEARANCES AGAINST:

MINUTES OF MEETING

May 18, 1984

PREMISES AFFECTED— 7338 S. Halsted Street

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

ACTION OF BOARD—

Case continued to  
June 22, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

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

APPLICANT: Vernon Joyner

CAL. NO. 184-84-A

APPEARANCES FOR:

MAP NO. 1-H

APPEARANCES AGAINST:

MINUTES OF MEETING

May 18, 1984

PREMISES AFFECTED— 204 N. Damen Avenue

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

ACTION OF BOARD—

THE VOTE

Case continued to  
June 22, 1984.

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

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

APPLICANT: George J. Lange  
APPEARANCES FOR: None  
APPEARANCES AGAINST:

CAL. NO. 185-84-A  
MAP NO. 14-I  
MINUTES OF MEETING  
May 18, 1984

PREMISES AFFECTED— 6057 S. Kedzie 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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

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

APPLICANT: X-L Disposal Corporation  
 APPEARANCES FOR: Jerome H. Torshen  
 APPEARANCES AGAINST:

CAL. NO. 186-84-S  
 MAP NO. 16-F  
 MINUTES OF MEETING  
 May 18, 1984

PREMISES AFFECTED— 16 W. 64th Street (5.88 acres)  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, X-L Disposal Corporation, for William N. Gibbons as Trustee for the Chicago Rock Island and Pacific Railroad, owner, on April 24, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a waste transfer station, in an M2-3 General Manufacturing District, on premises at 16 W. 64th Street (5.88 acres); and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 24, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 10.4-2(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1984 after due notice thereof by publication in the Chicago Tribune on May 2, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an M2-3 General Manufacturing District; that the subject site is a triangularly-shaped parcel of land consisting of approximately 5.88 acres, which was formerly used by the Chicago, Rock Island and Pacific Railroad as a spur track for unloading of rail cars into trucks; that the proposed operation will consist of refuse being brought to the site by ordinary garbage trucks, transferred to greater capacity semi-trailer trucks at a ratio of 5 to 1, and delivered to outlying landfill areas; that it is proposed that a maximum of 100 garbage truck loads will be brought to the site daily; that the proof presented indicates that the proposed use is necessary for the public convenience at this location in that it will primarily service the garbage disposal needs of the community within a radius of approximately two miles; that the public health, safety and welfare will be adequately protected in the conduct of the proposed use in that no refuse will be allowed to remain overnight on the premises or during any period of time when the use is not in operation; that there will be no liquid, hazardous, or special wastes brought to the site; that the proposed use will be regulated and inspected daily by the City of Chicago, Department of Consumer Services, Environmental Division, and conform to the regulations of the Illinois

MINUTES OF MEETING

May 18, 1984

Cal. No. 186-84-S

Environmental Protection Agency; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is located in that the site is located in a sparcely improved railroad yard area, far removed from any residential uses or residential zoning; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a waste transfer station, on the 5.88 acres site commonly known as 16 W. 64th Street, upon condition that the hours of the transfer operation shall be limited to the hours between 7 A.M. and 10 P.M.; that no refuse shall remain on the subject site overnight or during any period of time when the proposed waste transfer station is not in operation; that there shall be no liquid, hazardous or special wastes brought to the subject site; that ingress and egress to the subject site shall be from S. State Street and W. 64th Street; that the proposed use shall at all times be maintained and conducted in compliance with the regulations of the City of Chicago, Department of Consumer Services, Environmental Division and the Illinois Environmental Protection Agency; 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.

CAL. NO. 17-84-A

APPEARANCES FOR:

MAP NO. 8-I

APPEARANCES AGAINST:

MINUTES OF MEETING

May 18, 1984

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

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

ACTION OF BOARD—

THE VOTE

Case continued to  
June 15, 1984.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

APPLICANT: The Woodlawn Organization

APPEARANCES FOR:

CAL. NO. 102-84-S

MAP NO. 16-D

MINUTES OF MEETING

May 18, 1984

APPEARANCES AGAINST:

PREMISES AFFECTED— 1447 E. 65th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

**THE VOTE**

Case continued to  
June 22, 1984.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		



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

APPLICANT: Chicago Mental Health Foundation

CAL. NO. 104-84-S

APPEARANCES FOR:

MAP NO. 14-D

MINUTES OF MEETING

May 18, 1984

APPEARANCES AGAINST:

PREMISES AFFECTED— 6140 S. Drexel Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to  
June 22, 1984.

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

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

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

APPLICANT: Peter Brown  
 APPEARANCES FOR: Pat Roberts  
 APPEARANCES AGAINST:

CAL. NO. 108-84-Z  
 MAP NO. 9-K  
 MINUTES OF MEETING  
 May 18, 1984

PREMISES AFFECTED— 4501 W. Addison Street  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

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

THE RESOLUTION:

WHEREAS, Peter Brown, for 4501 Addison Building Corp., Inc., owner, filed February 14, 1984 an application for a variation of the zoning ordinance to permit, in an M1-1 Restricted Manufacturing District, the raising of the south rear wall and roof line of the lower 24 feet by 32 feet portion of a two-story commercial laundry building which will meet the existing building height with no rear yard instead of the four foot set-back required due to the residential zoning across the 16 foot public alley, on premises at 4501 W. Addison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 20, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 10.13-1 and 11.7-4(1)."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1984 after due notice thereof by publication in the Chicago Tribune on March 28, 1984; and

WHEREAS, the district maps show that the premises are located in an 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 proposed use is to be located in an M1-1 Restricted Manufacturing District; that the proof presented indicates that the applicant is seeking to raise the south rear wall and roof line of the lower 24 ft. by 32 ft. portion of an existing two-story commercial laundry building to make it conform with the existing building; 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 variation requested is necessary to increase the floor space and utilize an otherwise inadequate portion of the building; that the plight of the owner is due to the residential zoning cross a 16 ft. public alley; that the proposed addition, which will maintain the existing height and rear wall line of the building on the site, will not alter the essential character of the locality; 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 raising of the south rear wall and roof line of the lower 24 ft. by 32 ft. portion of a two-story commercial laundry

MINUTES OF MEETING

May 18, 1984  
Cal. No. 108-84-Z

building which will meet the existing building height, with no rear yard instead of the four foot setback required due to the residential zoning across the 16 foot public alley, on premises at 4501 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: Bickerdike Redevelopment Corporation

CAL. NO. 115-84-Z

APPEARANCES FOR:

MAP NO. 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING

May 18, 1984

PREMISES AFFECTED— 2115 and 2117 W. Crystal Street

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

ACTION OF BOARD—

Case continued to  
June 15, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
Abstain		
		x
x		
x		

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

APPLICANT: Alfred Landrum  
 APPEARANCES FOR: Barney Frank  
 APPEARANCES AGAINST:

CAL. NO. 118-84-S  
 MAP NO. 20-G  
 MINUTES OF MEETING  
 May 18, 1984

PREMISES AFFECTED— 1322 W. 87th Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Alfred Landrum, for 7th Star Missionary Baptist Church, owner, filed February 24, 1984, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a one-story brick building, in a B4-1 Restricted Service District, on premises at 1322 W. 87th Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 8.3-4 and 8.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1984 after due notice thereof by publication in the Chicago Tribune on March 28, 1984; and

WHEREAS, the district maps show that the premises are located in 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 proposed church is necessary at this location to accommodate the needs of the congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the design and operation of said church which will provide adequate off-street parking to be improved under the conditions hereinafter set forth, and which will provide needed services in the community; that the proposed use is compatible with the existing improvements in the area, which includes several existing churches, and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a church in a one-story brick building, on premises at 1322 W. 87th Street, upon condition that the parking area shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that the parking area shall be enclosed by a chain link fence; that striping shall be provided; that adequate drainage shall

MINUTES OF MEETING

May 18, 1984

Cal. No. 118-84-S

be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that the parking area shall be securely locked at all hours when not in operation; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Gertrude Lempp Kerbis

CAL. NO. 121-84-Z

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING  
May 18, 1984

PREMISES AFFECTED-- 335-39 W. Webster Avenue

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

ACTION OF BOARD--

Case continued to  
June 15, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

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

APPLICANT: Thresholds

CAL. NO. 124 -84- A

APPEARANCES FOR:

MAP NO. 17-H

APPEARANCES AGAINST:

MINUTES OF MEETING

May 18, 1984

PREMISES AFFECTED— 1649 W. Farwell Avenue

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

ACTION OF BOARD—

THE VOTE

Appeal withdrawn upon motion by appellant.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		



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

APPLICANT: Thresholds

CAL. NO. 125-84-S

APPEARANCES FOR:

MAP NO. 17-H

APPEARANCES AGAINST:

MINUTES OF MEETING

May 18, 1984

PREMISES AFFECTED— 1649 W. Farwell Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application withdrawn upon motion by applicant.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

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

APPLICANT: Concerned Young People, Ltd.

APPEARANCES FOR:

CAL. NO. 126-84-S

MAP NO. 14-D

MINUTES OF MEETING

May 18, 1984

APPEARANCES AGAINST:

PREMISES AFFECTED— 6253-59 S. Greenwood Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
June 22, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

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

APPLICANT: Carlos Orta d/b/a California Customs  
APPEARANCES FOR: None  
APPEARANCES AGAINST:

CAL. NO. 133-84-A  
MAP NO. 3-H  
MINUTES OF MEETING  
May 18, 1984

PREMISES AFFECTED— 1233-35 N. Honore Street  
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case dismissed for want of prosecution.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

MINUTES OF MEETING

May 18, 1984

Cal. No. 307-82-S

Mr. Richard Van Hatten, Jr., for National Scavenger Service, Inc., presented a request for an extension of time in which to obtain building permits for the construction of a waste transfer facility in conformance with Plan #8219, dated July 1, 1982, on premises at 1800-58 W. Carroll Avenue, as approved by the Board on March 18, 1983, in Cal. No. 307-82-S

Chairman Guthman moved that the request be granted and the time extended until September 18, 1984. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

May 18, 1984

Cal. No. 83-82-A

Mr. Joseph E. Davis, for the successor in title to American National Bank & Trust Co., Tr. No. 54552, presented a request for an extension of time in which to obtain permits to erect an addition of two third-floor penthouse additions and the alteration and conversion of a two-story brick commercial building into 16 apartments whose front and side yards will not comply with zoning requirements, and a waiver of the one required loading dock and with off-street parking for 13 instead of 16 automobiles, on premises at 2222-26 N. Racine Avenue, for which a variation of the zoning ordinance was granted by the Board on April 16, 1982, in Cal. No. 83-82-A.

Chairman Guthman moved that the request be granted and that the time for obtaining the necessary permits be extended until November 18, 1984. The motion prevailed by yeas and nays as follows:

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

Additionally, Mr. Joseph E. Davis, for the successor in title to American National Bank & Trust Co., Tr. No. 54552, presented a request to amend the aforementioned resolution which, in part, permitted two third-floor penthouse additions whose front and side yards will not comply with zoning requirements.

The amendment requested is to permit the proposed two third-floor penthouse additions to be moved backward out of the required front yard and into the required rear yard which, effectively, will then have a 37 ft. front yard setback and no rear yard setback.

Chairman Guthman moved that the amendment requested be denied. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

May 18, 1984

Cal. No. 71-84-S

Mr. M.T. Gruener, for Rev. Bishop Howard, presented a request to file a new application for a special use under the zoning ordinance for the approval of the location and the legalization of a church in a 2-story brick building, in a B4-2 Restricted Service District, on premises at 4249 W. Cermak Road, which special use was denied by the Board on March 23, 1984, in Cal. No. 71-84-S.

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

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

MINUTES OF MEETING

May 18, 1984  
Cal. No. 68-84-S

Mr. Harry I. Kronenberg, for Faith Revival Center Church, presented a request to refile the application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a one-story brick building, in a B2-1 Restricted Retail District, on premises at 8042-44 S. Ashland Avenue, which special use application was denied by the Board on March 23, 1984, Cal. No. 68-84-S.

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

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

MINUTES OF MEETING

May 18, 1984

Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on June 15, 1984.

*Marwan Rest*

Secretary