

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, September 16, 1983

at 9:00 A.M. and 10:30 A.M.

The following were present and constituted a quorum:

Jack Guthman
Chairman

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

Absent-
John P. Kringas

MINUTES OF MEETING

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Mr. Keane moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on August 19, 1983 (as submitted and signed by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

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

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

APPLICANT: Robert Hunziker
 APPEARANCES FOR: Daniel L. Barr, James L. Nagle
 APPEARANCES AGAINST:

CAL. NO. 253-83-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 September 16, 1983

PREMISES AFFECTED— 1852 N. Orchard Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Robert Hunziker, for William Moran, owner, filed July 29, 1983, 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 with no side yards instead of 2.2 feet each, on premises at 1852 N. Orchard Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 29, 1983 reads:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1983 after due notice thereof by publication in the Chicago Tribune on August 29, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the proposed single family residence would be very narrow if built in compliance with the side yard requirements of the zoning ordinance; that the plight of the owner is due to unique circumstances in that the width of the lot is only 22 feet; that the variation, if granted, will not alter the essential character of the locality in that the subject site is located in a block in which many of the improvements do not comply with the side yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a three-story single family residence with no side yards instead of 2.2 feet each, on premises at 1852 N. Orchard Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Jewish Community Centers of Chicago
 APPEARANCES FOR: Sidney Saltz
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 540 W. Melrose Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 254-83-S
 MAP NO. 9-F
 MINUTES OF MEETING
 September 16, 1983

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Jewish Community Centers of Chicago, for Anshe Sholom Bnai Israel Congregation, owners, filed August 2, 1983, an application for a special use under the zoning ordinance for the approval of the location of off-site parking in the existing parking area at the rear of a synagogue to satisfy the required parking for a community center to be established at 524 W. Melrose Street, in an R6 General Residence District, on premises at 540 W. Melrose Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 11.7-4(3) and 7.12(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1983 after due notice thereof by publication in the Chicago Tribune on August 29, 1983; and

WHEREAS, the district maps show that the premises are located in an R6 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 R6 General Residence District; that on May 20, 1983, the Board approved an application for a Special Use for the Jewish Community Centers of Chicago for the establishment of a community center at 524 W. Melrose Street, under Cal. No. 130-83-S 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 the aforementioned community center; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot in that it abuts the proposed community center to the west and is paved and fenced; that the parking lot will remain the property of the synagogue and will be used by the proposed community center under terms agreed to by the parties and that the use of the premises as an off-site parking area, which is existing and located at the rear of the

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one-story synagogue, will be compatible with existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the location of off-site parking in the existing parking area at the rear of a synagogue, on premises at 540 W. Melrose Street, to satisfy the required parking for a community center to be established at 524 W. Melrose 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: Jewish Community Centers of Chicago
 APPEARANCES FOR: Sidney Saltz
 APPEARANCES AGAINST:

CAL. NO. 255-83-Z
 MAP NO. 9-F
 MINUTES OF MEETING
 September 16, 1983

PREMISES AFFECTED— 540 W. Melrose Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Jewish Community Centers of Chicago, for Anshe Sholom Bnai Israel Congregation, owners, filed August 2, 1983, an application for a variation of the zoning ordinance to permit, in an R6 General Residence District, the parking area at the rear of a synagogue, on premises at 540 W. Melrose Street, to be used collectively by a community center to be located at 524 W. Melrose Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 11.7-4(3) and 7.12(4).

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1983 after due notice thereof by publication in the Chicago Tribune on August 29, 1983; and

WHEREAS, the district maps show that the premises are located in an R6 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 R6 General Residence District; that the proof presented indicates that the property in question cannot yield a reasonable return nor can it be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that in order to consummate the sale of the adjoining property at 524 W. Melrose Street, which will be used as a community center, it is necessary to cede a parking agreement with the sale for the use of existing parking spaces behind the synagogue and to allow these spaces to be used collectively with the community center; that the plight of the owner is due to unique circumstances in that there are two principal buildings on a zoning lot with most of the accessory parking located on the subject lot; and that the variation, if granted, will not alter the essential character of the locality in that the parking area is existing with sufficient space and maneuverability for ten automobiles and is buffered by the one-story synagogue to the front; it is therefore

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

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Cal. No. 255-83-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 hereby is granted to permit the parking area at the rear of a synagogue, on premises at 540 W. Melrose Street, to be used collectively by a community center to be located at 524 W. Melrose Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Christ Temple Apostolic Church
 APPEARANCES FOR: Bernard Allen Fried
 APPEARANCES AGAINST:

CAL. NO. 256-83-Z
 MAP NO. 2-H
 MINUTES OF MEETING
 September 16, 1983

PREMISES AFFECTED— 14 S. Ashland Boulevard
 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			X

THE RESOLUTION:

WHEREAS, Christ Temple Apostolic Church, owner, filed July 8, 1983, an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a three-story 50 ft. by 85 ft. addition to the rear of a one-story church building whose rear yard will be 15 ft. instead of the required 30 ft., on premises at 14 S. Ashland Boulevard, and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1983 after due notice thereof by publication in the Chicago Tribune on August 29, 1983; 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 can it be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the proposed addition is necessary to provide educational and office space which is necessary to meet the needs of the 300 member congregation who reside in the area; that the plight of the owner is due to unique circumstances in that the existing church building is located on an irregularly shaped lot and that the proposed addition is situated in the only feasible area; that the variation, if granted, will not alter the essential character of the locality in that the use is compatible with the existing improvements in the area; 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

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three-story 50 ft. by 85 ft. addition to the rear of a one-story church building whose rear yard will be 15 ft. instead of the required 30 ft., on premises at 14 S. Ashland 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: Warshawsky & Co.
 APPEARANCES FOR: Harold Halfpenny, Richard Friedman
 APPEARANCES AGAINST:

CAL. NO. 257-83-S
 MAP NO. 4-E
 MINUTES OF MEETING
 September 16, 1983

PREMISES AFFECTED-- 1901-35 S. State Street
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Warshawsky & Co., for REL Building Corporation, owner, filed July 13, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 1901-35 S. State Street, for the use of a business located at 1900 S. State Street, in a C2-4 General Commercial District; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1983 after due notice thereof by publication in the Chicago Tribune on August 29, 1983; and

WHEREAS, the district maps show that the premises are located in a C2-4 General Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a C2-4 General Commercial District; that the proof presented indicates that a parking lot is necessary for the public convenience at this location to provide off-street parking for the employees and customers of the applicant company; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; that the said parking lot will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is located; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an accessory off-site parking lot for the parking of private passenger automobiles, on premises at 1901-35 S. State Street,

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for the use of a business located at 1900 S. State Street, upon condition that no use shall be made of the property for the purpose requested until the following conditions have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be enclosed with a 10 foot cyclone fence; 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 lighting shall be provided; that bumper guards shall be provided; that ingress and egress shall be from South State Street as provided in the revised plan of September 6, 1983; that the driveways shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that striping shall be provided; that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Monday through Wednesday, 9 A.M. and 8 P.M., Thursday and 9 A.M. and 6 P.M., Saturday and Sunday; that the lot shall be securely locked at all other times; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that the application has complied with all of the provisions of this resolution.

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

APPLICANT: Family Altar Evangelistic Church
APPEARANCES FOR: Emerson Blue
APPEARANCES AGAINST:
PREMISES AFFECTED— 5707 W. Division Street
SUBJECT— Application for the approval of a special use.
ACTION OF BOARD—

CAL. NO. 258-83-S
MAP NO. 3-M
MINUTES OF MEETING
September 16, 1983

Case continued to
November 18, 1983.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Rev. James O'Conner
APPEARANCES FOR: Joyce S. Britton
APPEARANCES AGAINST:

CAL. NO. 259-83-S
MAP NO. 1-M
MINUTES OF MEETING
September 16, 1983

PREMISES AFFECTED-- 5635 S. Chicago Avenue
SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

Case continued to
November 18, 1983.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Chicago Illinois Congregation of Jehovah's Witnesses,
Lindbloom Unit
APPEARANCES FOR: William Hornsby
APPEARANCES AGAINST:

CAL. NO. 260-83-S
MAP NO. 16-H
MINUTES OF MEETING

PREMISES AFFECTED— 6742-58 S. Ashland Avenue
SUBJECT— Appplication for the approval of a special use.

ACTION OF BOARD—

Case continued to
November 18, 1983.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: McDonald's Corporation
 APPEARANCES FOR: Daniel L. Houlihan
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 2341-43 W. Warren Boulevard
 SUBJECT— Application for the approval of a special use.
 ACTION OF BOARD—

CAL. NO. 261-83-S
 MAP NO. 1-H
 MINUTES OF MEETING
 September 16, 1983

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, McDonald's Corporation, owner, filed August 17, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a parking lot for the parking of private passenger automobiles, on premises at 2341-43 W. Warren Boulevard, contiguous and accessory to a proposed McDonald's Restaurant to be constructed at 23 N. Western Avenue, in an R4 General Residence District; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 17, 1983 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 September 16, 1983 after due notice thereof by publication in the Chicago Tribune on August 29, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the subject site is the eastern 36 feet of the total proposed development and will be an integral part of the total parking facility; that the proposed parking lot is necessary for the public convenience at this location to provide 10 additional off-street parking spaces for use by the patrons of the proposed restaurant; that the public health, safety and welfare will be adequately protected in the design and operation of the parking lot to be improved and operated under the conditions hereinafter set forth; and that the said parking lot will be compatible with the mixed business and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a parking lot extending 36 feet into the R4 Residential District for the parking of private

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Cal. No. 261-83-S

passenger automobiles, on premises at 2341-43 W. Warren Boulevard, contiguous and accessory to a proposed McDonald's Restaurant to be constructed at 23 N. Western Avenue, upon condition that no use shall be made of the property for the purpose requested until the following conditions have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that a five foot wooden fence shall be provided along the east property line; that a 20 foot by 20 foot landscaped area shall be installed in the southeast corner of the lot; that the lot shall contain an ingress only driveway on Warren Boulevard; that the surface area shall be improved as required by 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: McDonald's Corporation
 APPEARANCES FOR: Daniel L. Houlihan
 APPEARANCES AGAINST:

CAL. NO. 262-83-S
 MAP NO. 1-E
 MINUTES OF MEETING
 September 16, 1983

PREMISES AFFECTED-- 737-45 N. Rush Street
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, McDonald's Corporation, for LaSalle National Bank, Tr. No. 11255, owner, filed August 17, 1983, an application for a special use for the approval of the location and the establishment of a public parking lot for the parking of private passenger automobiles, in a B7-6 General Central Business District, on premises at 737-45 N. Rush Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 17, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1983 after due notice thereof by publication in the Chicago Tribune on August 29, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B7-6 General Central Business District; that the proof presented indicates that the proposed parking lot is necessary for the public convenience at this location in that this is a high density area with a great need for public parking; that the public health, safety and welfare will be adequately protected in the design, location and operation of the said parking lot to be operated under the conditions hereinafter set forth; that the said parking lot, with a terminal date of September 16, 1988 and an interim review by the Board in September, 1985, will be compatible with the existing improvements in the area and will not cause substantial injury to other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a public parking lot for the parking of private passenger automobiles, on premises at 737-45 N. Rush Street, upon condition that no use shall be made of the property for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of

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private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that the parking lot shall be striped; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that the drainage shall not run directly into city streets; that ingress and egress shall be from North Rush Street; that the alley abutting the property on the east side shall not be used for ingress nor for egress; that the driveways shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that lighting which shall be directed away from residential buildings to the north and south shall be provided; that the lot shall be fenced with a six foot high chain link fence; that the lot shall be securely locked at all times when not in operation; that the use of the property as a parking lot shall terminate five years from the date hereof, on September 16, 1988, subject to the condition that the Zoning Board of Appeals shall retain jurisdiction over this application during the entire term and shall undertake an interim review of this matter in September of 1985, without further public notice of public hearing, for the purpose of determining whether the conditions of this resolution are being complied with at such date, notice of such review to be given to the applicant, which notice shall include a time and place at which the applicant may present evidence; and that all applicable ordinances of the City of Chicago shall be complied with in the use and occupancy of said property.

APPLICANT: Daniel P. O'Brien, Sr.

CAL. NO. 263-83-S

APPEARANCES FOR: Michael Leroy

MAP NO. 4-E

APPEARANCES AGAINST:

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PREMISES AFFECTED— 60 E. 18th Street and 1729-39 S. Wabash Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Daniel P. O'Brien, Sr., for State National Bank, Tr. No. 43-6804-9, owner, filed August 16, 1983, an application for a special use for the approval of the location and the establishment of a 197 bed skilled care nursing home in an existing six-story building, in a C3-4 Commercial-Manufacturing District, on premises at 60 E. 18th Street and 1729-39 S. Wabash Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 29, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 9.3-3 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 September 16, 1983 after due notice thereof by publication in the Chicago Tribune on August 29, 1983; and

WHEREAS, the district maps show that the premises are located in a C3-4 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 C3-4 Commercial-Manufacturing District; that on December 13, 1973 the Board approved the establishment of a six story 225 bed skilled care nursing home on the subject site, with off-street parking for 51 automobiles; that the Board has incorporated the testimony of the application, Cal. No. 357-73-S into the record; that the proof presented indicates that the proposed use is necessary for the public convenience in that there is a substantial need for skilled care nursing home facilities in this area which is in close proximity to three major hospitals; that the public health, safety and welfare will be adequately protected in that the proposed use will be located in an existing building erected for the purpose of providing skilled care nursing services and will provide adequate off-street parking; that the proposed use is compatible with the existing business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood, it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a 197 bed skilled care

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nursing home in an existing six-story building, on premises at 60 E. 18th Street and 1729-39 S. Wabash Avenue, upon condition that off-street parking shall be established and maintained at 47 E. 18th Street and 1801-09 S. Wabash Avenue as provided for in Cal. No. 264-83-S; 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: Daniel P. O'Brien, Sr.

CAL. NO. 264-83-S

APPEARANCES FOR: Michael Leroy

MAP NO. 4-E

APPEARANCES AGAINST:

MINUTES OF MEETING

September 16, 1983

PREMISES AFFECTED— 47 E. 18th Street and 1801-09 S. Wabash Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Daniel P. O'Brien, Sr., for Second Presbyterian Church, owner, filed August 16, 1983, an application for a special use for the approval of the location and the establishment of a leased off-site accessory parking lot for the parking of private passenger automobiles, on premises at 47 E. 18th Street and 1801-09 S. Wabash Avenue, to satisfy the parking requirements for a proposed 197 bed skilled care nursing home to be located at 60 E. 18th Street and 1729-39 S. Wabash Avenue, in a C3-4 Commercial-Manufacturing District; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 1, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, 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 September 16, 1983 after due notice thereof by publication in the Chicago Tribune on August 29, 1983; and

WHEREAS, the district maps show that the premises are located in a C3-4 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 C3-4 Commercial-Manufacturing District; that the proof presented indicates that the proposed parking lot is necessary for the public convenience at this location to provide 58 off-street parking spaces for the employees and patrons of the proposed skilled care nursing home to be located at 60 E. 18th Street and 1729-39 S. Wabash Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the said parking lot to be operated under the conditions hereinafter set forth; that the said parking lot will be compatible with the existing business improvements in the area and will not cause substantial injury to 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 leased off-site accessory parking lot for the parking of private passenger automobiles, on premises at 47 E. 18th Street and 1801-09 S. Wabash Avenue, to satisfy the parking requirements for a proposed 197 bed

MINUTES OF MEETING

September 16, 1983

Cal. No. 264-83-S

skilled nursing care home to be located at 60 E. 18th Street and 1729-39 S. Wabash 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 lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that the parking lot shall be striped; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that the drainage shall not run directly into city streets; that ingress and egress shall be from E. 18th Street; that the alley abutting the property on the east side shall not be used for ingress nor for egress; that the driveways shall be constructed in accordance with the Driveway Ordinance, which specifies three-foot straight flares on each approach; that lighting shall be provided; that the lot shall be enclosed with a 6 foot high chain link fence; that the lot shall be securely locked at all times when not in operation; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order 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 the applicant has complied with all of the provisions of this resolution.

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

APPLICANT: X-L Disposal Corporation
APPEARANCES FOR: Jerome H. Torshen
APPEARANCES AGAINST: Wilson Frost, Michael Sheahan
PREMISES AFFECTED— the Northwesterly portion of Building 3 located within
SUBJECT— the Beverly Industrial Park in the area bounded by: W. 105th Street, S.
Throop Street, W. 107th Street and the Chicago Rock Island & Pacific
Railroad, commonly known as 1357 W. 105th Street.
ACTION OF BOARD— Application for the approval of a special use.

CAL. NO. 265-83-S

MAP NO. 26-G

MINUTES OF MEETING
September 16, 1983

THE VOTE

Case continued to
October 7, 1983.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Vincent and Marie Gaida
 APPEARANCES FOR: Marie Gaida
 APPEARANCES AGAINST:

CAL. NO. 266-83-A
 MAP NO. 12-I
 MINUTES OF MEETING
 September 16, 1983

PREMISES AFFECTED— 2539 W. 51st Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Vincent and Marie Gaida, owners, filed August 10, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the expansion of a non-conforming first floor rear apartment into vacant store space in a two-story brick store and two-apartment building, in a B4-1 Restricted Service District, on premises at 2539 W. 51st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 8, 1983 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.6-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1983; 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 a non-conforming first floor rear apartment has been in existence in the building on the subject site since prior to the passage of the 1957 comprehensive amendment to the zoning ordinance; that the expansion of the non-conforming use throughout the building is permitted under Section 6.4-6 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the expansion of a non-conforming first floor rear apartment into vacant store space in a two-story brick store and two apartment building, on premises at 2539 W. 51st Street, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance and that all applicable ordinances of the City of Chicago shall be complied with before PAGE 24 OF MINUTES a permit is issued.

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

APPLICANT: Anthony Tuskenis

CAL. NO. 267-83-A

APPEARANCES FOR:

MAP NO. 12-J

APPEARANCES AGAINST:

MINUTES OF MEETING

September 16, 1983

PREMISES AFFECTED— 5139 S. Homan Avenue

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

ACTION OF BOARD—

Case continued to
November 18, 1983.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Harold A. Stahl, Architect

CAL. NO. 268-83-A

APPEARANCES FOR:

MAP NO. 5-K

MINUTES OF MEETING

APPEARANCES AGAINST:

September 16, 1983

PREMISES AFFECTED— 1747 N. Kedvale Avenue

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

ACTION OF BOARD—

THE VOTE

Case continued to
November 18, 1983.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Jan Stankowicz
APPEARANCES FOR: Jan Stankowicz, John Sullivan
APPEARANCES AGAINST:

CAL. NO. 269-83-A
MAP NO. 16-J
MINUTES OF MEETING
September 16, 1983

PREMISES AFFECTED— 3213 W. 63rd 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 sustained.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Jan Stankowicz, for Rey Galvan-Century 21 Beacon Real Estate, filed July 11, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a second-hand and antiques store in the store on the first floor of a two-story brick store and apartment building, in a B2-1 Restricted Retail District, on premises at 3213 W. 63rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 2, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 September 16, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B2-1 Restricted Service District; that an antique shop is a permitted use in a B2 District but a second-hand store requires a minimum of B4 zoning; that the Board has no authority to permit the establishment of a second-hand store in the building on the subject site; it is therefore

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

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

APPLICANT: Charles G. Rankin
APPEARANCES FOR: Benjamin C. Duster
APPEARANCES AGAINST:

CAL. NO. 270-83-A
MAP NO. 24-G
MINUTES OF MEETING
September 16, 1983

PREMISES AFFECTED-- 9984 S. Malta Street

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

ACTION OF BOARD--

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Charles G. Rankin, owner, filed July 19, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the legalization of a two-story brick building as two apartments, in an R2 Single Family Residence District, on premises at 9984 S. Malta Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1983; and

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

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

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of a two-story brick building, on premises at 9984 S. Malta Street, as two apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Stephan and Marianna Korolenko
 APPEARANCES FOR: Marianna Korolenko, Robert Warshinski
 APPEARANCES AGAINST: David Meleer

CAL. NO. 271-83-A
 MAP NO. 7-J
 MINUTES OF MEETING
 September 16, 1983

PREMISES AFFECTED— 3600 W. Wolfram Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Stephan and Marianna Korolenko, owners, filed July 22, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a food dispenser license for the catering portion of a tavern, hall and catering business in a one and two-story frame building, in an R3 General Residence District, on premises at 3600 W. Wolfram Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 29, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in an R3 General Residence District; that the proof presented indicates that the non-conforming building on the subject site has been operated as a tavern for the past 76 years and a banquet hall for 73 years; that the tavern is duly licensed and appellant requires a license for the dispensing of food, which also has been continuous for the past 73 years; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has a right to continue the use of the premises as a tavern and hall with catering facilities; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a food dispenser license for the catering portion of a tavern, hall and catering business in the one and two-story frame building, on premises at 3600 W. Wolfram Street, upon condition that all food prepared on the premises shall be dispensed on the premises and that there shall be no catering to other sites; and that all applicable City of Chicago sanitary ordinances shall be adhered to; and that all other 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: Ismael Vega
APPEARANCES FOR: Ismael Vega
APPEARANCES AGAINST:

CAL. NO. 272-83-A
MAP NO. 4-G
MINUTES OF MEETING
September 16, 1983

PREMISES AFFECTED— 1512 W. 17th Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Ismael Vega, for Juanita Cortez, owner, filed July 22, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy store on the first floor of a two-story brick and frame store and apartment building, in an R4 General Residence District, on premises at 1512 W. 17th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 20, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1983; 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 store in the building on the subject site has been vacant and unoccupied in excess of one year; that under Section 6.4-5 of the zoning ordinance 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: Gerd Moeller
APPEARANCES FOR: Daniel L. Houlihan
APPEARANCES AGAINST:

CAL. NO. 273-83-A
MAP NO. 18-J
MINUTES OF MEETING
September 16, 1983

PREMISES AFFECTED— 3706 W. 79th Street

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

ACTION OF BOARD—

Application withdrawn upon motion of the appellant.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: George Quintero
APPEARANCES FOR: Juan Morales
APPEARANCES AGAINST: Rose Kaplan, et al.

CAL. NO. 274-83-A
MAP NO. 4-H
MINUTES OF MEETING
September 16, 1983

PREMISES AFFECTED— 2338 W. 18th Place

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, George Quintero, owner, filed August 2, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store on the first floor of a two-story brick store and apartment building, in an R4 General Residence District, on premises at 2338 W. 18th Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 21, 1983 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 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 September 16, 1983; 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 store in the building on the subject site has been vacant and unoccupied in excess of one year; that under Section 6.4-5 of the zoning ordinance 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: Walter Burden
 APPEARANCES FOR: Walter Burden
 APPEARANCES AGAINST:

CAL. NO. 275-83-A
 MAP NO. 12-H
 MINUTES OF MEETING
 September 16, 1983

PREMISES AFFECTED— 4914 S. Paulina Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Walter Burden, owner, filed July 21, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a license for the storage of flammable liquids in an existing non-conforming two-story brick electrical parts and warehouse building, in an R3 General Residence District, on premises at 4914 S. Paulina Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 12, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, 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 September 16, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in an R3 General Residence District in an existing non-conforming two-story brick warehouse building; that an automotive electrical business is located in the subject site building; that the storage of flammable liquids is accessory to the automotive electrical business; 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 storage of flammable liquids in an existing non-conforming two-story brick electrical parts building and warehouse building, on premises at 4914 S. Paulina Street, upon condition that all flammable liquids shall be stored within a completely enclosed room having incombustible exterior walls; that the use and storage of such materials shall be in conformity with standards prescribed by the National Fire Protection Association 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: Orlando Mayers
 APPEARANCES FOR: Orlando Mayers
 APPEARANCES AGAINST:

CAL. NO. 276-83-A
 MAP NO. 12-G
 MINUTES OF MEETING
 September 16, 1983

PREMISES AFFECTED— 5254 S. Carpenter Street

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

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Orlando Mayers, for Paul Mayers, owner, filed July 21, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a carryout restaurant on the first floor of a two-story frame store and apartment building, in an R3 General Residence District, on premises at 5254 S. Carpenter Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 19, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R3 General Residence District; that the store in the building on the subject site has been vacant and unoccupied in excess of one year; that under Section 6.4-5 of the zoning ordinance 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: Mohd Qasem
 APPEARANCES FOR: Mohd Qasem
 APPEARANCES AGAINST:

CAL. NO. 277-83-A
 MAP NO. 12-K
 MINUTES OF MEETING
 September 16, 1983

PREMISES AFFECTED-- 4444 W. 59th Street

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

ACTION OF BOARD--

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Mohd Qasem, for Clark Oil Company, owner, filed July 18, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a food purveyor and milk license in an existing gasoline station, in an R2 Single Family Residence District, on premises at 4444 W. 55th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 1, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R2 Single Family Residence District in an existing gasoline station; that the appellant is seeking a food purveyor's license to sell milk and food items; that the purveying of food in an existing gasoline station 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 and milk license in an existing gasoline station, on premises at 4444 W. 59th Street, upon condition that there shall be no sale of alcoholic beverages; that the hours of operation shall be limited to the hours between 6 A.M. and 10 P.M.; 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: Wilheminia Brown
 APPEARANCES FOR: Wilheminia Brown
 APPEARANCES AGAINST:

CAL. NO. 278-83-A
 MAP NO. 14-G
 MINUTES OF MEETING
 September 16, 1983

PREMISES AFFECTED— 5517 S. Green Street (rear)
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Wilheminia Brown, owner, filed July 26, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile repair shop in the one-story brick garage at the rear of a lot improved with a one-and-a-half story frame residence, in an R3 General Residence District, on premises at 5517 S. Green Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 20, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R3 General Residence District; that the subject building at the rear of a lot improved with a one-and-a-half story frame residence previously had been occupied as a storage garage for scavenger trucks; that the establishment of an automobile repair shop is not 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 denied and the decision of the Zoning Administrator be and it hereby is affirmed.

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

APPLICANT: Benie L. Hayes
 APPEARANCES FOR: Benie L. Hayes
 APPEARANCES AGAINST:

CAL. NO. 279-83-A
 MAP NO. 16-G
 MINUTES OF MEETING
 September 16, 1983

PREMISES AFFECTED— 817 W. Marquette Road

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Benie L. Hayes, for Thema A. Steed, owner, filed July 18, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy store in the basement of a two-story brick apartment building, in an R3 General Residence District, on premises at 817 W. Marquette Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 5, 1983 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194 A of the Municipal Code of Chicago, specifically, 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 September 16, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that no business uses have ever been legally established in the basement of the two-story apartment building on the subject site; that the Board had 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: Essanes Theatre Corporation
 APPEARANCES FOR: Vincent J. Getzendanner, Jr.
 APPEARANCES AGAINST:

CAL. NO. 280-83-A
 MAP NO. 3-F
 MINUTES OF MEETING
 September 16, 1983

PREMISES AFFECTED-- 830 N. Clark Street

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
		x

THE RESOLUTION:

WHEREAS, Essanes Theatre Corporation, for Nicholas G. Jannes, LaSalle National Bank, Tr. No. 106165 and Cosmopolitan National Bank, Tr. No. 12393, owners, filed August 8, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a motion picture theatre in a former Post Office building, which, it is alleged, does not require off-street parking, in a B4-4 Restricted Service District, on premises at 830 N. Clark Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 12, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 8.11-2 and 8.11-1(24)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1983; and

WHEREAS, the district maps show that the premises are located in a B4-4 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 B4-4 Restricted Service District; that the proof presented indicates that the former use of the building on the subject site was a United States Post Office which was established prior to the passage of the 1957 comprehensive amendment to the zoning ordinance and contained no on-site parking; that the Post Office employed upwards of 200 persons and during normal business hours was visited by 800-1000 persons and 15-20 postal trucks per day; that the proposed use of the subject site as a five-screen motion picture theatre with a seating capacity of 1150 will operate mostly during non-peak parking evening hours; that the proposed use of the premises as a motion picture theatre is less intensive as to parking than that of a Post Office and is a proper substitution of use under Sections 5.8-1(3) and 6.4-7 of the zoning ordinance; that the appellant has established the basis of his appeal; it is therefore

MINUTES OF MEETING

September 16, 1983

Cal. No. 280-83-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a motion picture theatre in the former Post Office building, on premises at 830 N. Clark Street, with no off-street parking, 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: Jose A. Padilla
 APPEARANCES FOR: Jose A. Padilla
 APPEARANCES AGAINST:

CAL. NO. 281-83-A
 MAP NO. 3-J
 MINUTES OF MEETING
 September 16, 1983

PREMISES AFFECTED— 3353 W. Division Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Jose A. Padilla, owner, filed July 7, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile repair shop in a one-story brick garage building, in an R4 General Residence District, on premises at 3353 W. Division Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 5, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1983; 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; and that the proof presented indicates that the existing non-conforming one-story garage building has been occupied as an automobile showroom used in conjunction with a used car lot for the past seven years; that the substitution of an automobile repair shop, excluding spray painting and body and fender work is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an automobile repair shop in a one-story brick garage building, on premises at 3353 W. Division Street, upon condition that no spray painting, body or fender work shall be done on premises; that all repair work shall be done within the building; that there shall be no overnight outside storage of automobiles on the premises or adjacent streets; that the hours of operation shall be limited to the hours between 7 A.M. and 4 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Phillip Limonciello
 APPEARANCES FOR: Phillip Limonciello
 APPEARANCES AGAINST:

CAL. NO. 282-83-A
 MAP NO. 11-M
 MINUTES OF MEETING
 September 16, 1983

PREMISES AFFECTED— 4416 N. Austin Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Phillip Limonciello, owner, filed July 18, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize a second dwelling unit in a one-and-a-half story frame building which, it is alleged, is occupied as related living and not in violation of the zoning ordinance, in an R2 Single Family Residence District; on premises at 4416 N. Austin Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 13, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.3-2 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 September 16, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in an R2 Single Family Residence District; that the proof presented indicates that the one-and-a-half story frame dwelling was erected prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance and contained two living units; that the dwelling has been occupied as related living since that time; that the appellant's mother and brother presently occupies the building as a "family" as defined in Article 3 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize a second dwelling unit in a one-and-a-half story frame building, on premises at 4416 N. Austin Avenue, upon condition that the occupancy of the building is and shall hereafter be by members of a "family" as defined in Article 3 of the zoning ordinance; and that all applicable ordinances of the City of Chicago shall be complied with.

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

APPLICANT: Edward Janak
 APPEARANCES FOR: Edward Janak
 APPEARANCES AGAINST:

CAL. NO. 283-83-A
 MAP NO. 9-N
 MINUTES OF MEETING
 September 16, 1983

PREMISES AFFECTED— 3425 N. Neva Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained in part and denied in part.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Edward Janak, owner, filed July 22, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a two-story, 14 ft. by 14 ft., enclosed porch addition to the rear of a one-and-a-half story two-apartment building, which, it is alleged, is occupied as related living and not in violation of the zoning ordinance, in an R2 Single Family Residence District, on premises at 3425 N. Neva Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises finds in this case that the proposed use is to be located in an R2 Single Family Residence District; that the proof presented indicates that the one-and-a-half story two-apartment building was erected prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance containing two dwelling units, each having a kitchen and common ingress and egress; that the dwelling has been occupied as related living since that time; that the appellant presently occupies the building with his mother-in-law as "family", as defined in Article 3 of the zoning ordinance; that the appellant has a right to continue the occupancy of the second dwelling unit as related living quarters; that the proof presented indicates that the proposed two-story, 14 ft. by 14 ft. enclosed porch addition to the rear of the building on the subject site was erected without permits and is in violation of the allowable floor area ratio; that the Board has no authority to permit the expansion of the allowed floor area ratio; it is therefore

RESOLVED, that the appeal to permit the use of the subject site as two dwelling units be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the use of the one-and-a-half story brick

MINUTES OF MEETING
September 16, 1983
Cal. No. 283-83-A

building, on premises at 3425 N. Neva Avenue, as two dwelling units, upon condition that the building shall hereafter be occupied by members of a "family" as defined in Article 3 of the zoning ordinance; and that all applicable ordinances of the City of Chicago shall be complied with; and be it further

RESOLVED, that the appeal to permit a two-story 14 ft. by 14 ft. enclosed porch addition which will exceed the allowable floor area ratio, on premises at 3425 N. Neva Avenue, 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: John W. Daley
 APPEARANCES FOR: David Dillner
 APPEARANCES AGAINST: Annie Johnson, et al.

CAL. NO. 284-83-A
 MAP NO. 28-G
 MINUTES OF MEETING
 September 16, 1983

PREMISES AFFECTED— 11639 S. Ashland Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, John W. Daley, for Edward Fron, owner, filed August 10, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a medical ambulance business office with dispatch, storage of ambulances and sleeping quarters for paramedic personnel, in a one-story brick non-conforming business building, in an R2 Single Family Residence District, on premises at 11639 S. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 1, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 12, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R2 Single Family Residence District in an existing non-conforming business building; that the proof presented indicates that the building was previously occupied by a neon sign manufacturing and assembly business which employed three persons and operated six hours a day, Monday through Friday; that the proposed use will employ six persons, operate 24 hours a day with three ambulances on the premises; that the change of use from a neon sign manufacturing and assembly business to a medical ambulance business office with dispatch, storage of ambulances and sleeping quarters for paramedic personnel is a more intensive use and is not 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 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: Louis Fasco
APPEARANCES FOR: None
APPEARANCES AGAINST: Jean Jell, et al.

CAL. NO. 285-83-A
MAP NO. 3-H
MINUTES OF MEETING
September 16, 1983

PREMISES AFFECTED— 1132-44 N. Damen Avenue

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

ACTION OF BOARD—

Case dismissed without prosecution.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

MINUTES OF MEETING

September 16, 1983

Calendar No. 192-83-Z

Ms. Mary J. McGinty, owner, presented a request to amend the resolution adopted by the Zoning Board of Appeals on July 15, 1983, Cal. No. 192-83-A in which the Board granted a variation permitting the erection of a two-story single family residence with no north side yard instead of 2.4 ft., on premises at 1438 N. Cleveland Avenue.

The amendment requested is to allow a six inch set back from the north lot line because soil tests reveal that the structure requires a spread footing instead of an eccentric footing.

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

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

MINUTES OF MEETING

September 16, 1983

Mr. Keane moved that the Board do now adjourn.


The motion prevailed and the Board adjourned to meet in special meeting on Friday, October 7, 1983.

Marvin Rest
Secretary

Special Meeting
MINUTES OF MEETING
October 7, 1983

Chairman Jack Guthman stated that Calendar No. 265-83-S, X-L Disposal Corporation, premises affected being the northwesterly portion of Building 3 located within the Beverly Industrial Park in the area bounded by W. 105th Street, S. Throop Street, W. 107th Street and the Chicago, Rock Island & Pacific Railroad, commonly known as 1357 W. 105th Street, will be continued until further notice.

Chairman Guthman also stated that Calendar No. 224-83-S, Discovery Center c/o Robert K. Wagner, premises affected being 622-36 W. Wrightwood Avenue, will be heard at a special meeting to be held November 4, 1983, and that the Board will meet at its regular meeting on October 21, 1983.


Secretary