

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building, on Friday, November 9, 1984

at 9:00 A.M., 10:30 A.M. and 2:00 P.M.

The following were present and constituted a quorum:

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

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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 October 19, 1984 (as submitted 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.

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: Harold Deiters
 APPEARANCES FOR: Burton Berger
 APPEARANCES AGAINST:

CAL. NO. 368-84-Z
 MAP NO. 5-G
 MINUTES OF MEETING
 November 9, 1984

PREMISES AFFECTED— 2222-26 N. Racine 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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Harold Deiters, for Bank of Ravenswood, Tr. #25-6204, owner, on October 2, 1984, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of three third-floor penthouse additions to a two-story brick 15 dwelling unit building with no rear yard instead of 30 feet, on premises at 2222-26 N. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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 7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 9, 1984 after due notice thereof by publication in the Chicago Tribune on October 22, 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 that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that on April 16, 1982 the Board granted a variation permitting the erection of two third floor penthouse additions and the alteration and conversion of a two-story commercial building into 16 apartments whose front and side yards did not comply with zoning requirements and with a waiver of the one required loading dock and with off-street parking for 13 automobiles instead of 16 automobiles, on the subject site; that the testimony in Cal. No. 83-82-Z is hereby made part of the record in this case; that the applicant is requesting to allow the development of the site under the resolution granted by the Board on April 16, 1982 in Cal. No. 83-82-Z but for three penthouse additions which will be located within the rear of the third floor area, and not to the front of the existing structure; that the property in question cannot yield a reasonable return nor can it be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that compliance with the rear yard requirements of the zoning ordinance is not possible due to the lot coverage of the existing building; that the plight of the owner is due to the project being confined to the shell of the existing structure; and that the proposed use will not alter the essential character of the locality in that a non-conforming use will be removed from the area by developing a project in character with the on-going

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effort of rehabilitation of residential property 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 three third-floor penthouse additions to a two-story 15 dwelling unit building with no rear yard instead of 30 feet, on premises at 2222-26 N. Racine Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Liberty Baptist Church
 APPEARANCES FOR: Burton Berger
 APPEARANCES AGAINST: G. Jones, et al.

CAL. NO. 369-84-S
 MAP NO. 12-E
 MINUTES OF MEETING
 November 9, 1984

PREMISES AFFECTED— 4847-49 S. Dr. Martin Luther King, Jr. Drive
 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, Liberty Baptist Church, owner, on October 4, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a two-story community center addition to the north side of a one-story church building, in an R5 General Residence District, on premises at 4847-49 S. Dr. Martin Luther King, Jr. Drive, and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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. 7.3-5 and 7.4-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 9, 1984 after due notice thereof by publication in the Chicago Tribune on October 22, 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 that in this case the proposed use is to be located in an R5 General Residence District; that the proof presented indicates that the applicant church has been established at this subject site for many years; that on January 18, 1974 the Board approved a special use application, Cal. No. 1-74-S, by the applicant church for the erection of a one and two-story community center addition to the rear of the applicant church; that the proposed use is necessary for the public convenience at this location and will provide church school classrooms, community meeting rooms, day care facilities and a banquet facility for use by the church, its members and auxiliary groups and community organizations from the surrounding area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed addition which will provide needed services in the community and which will provide adequate off-street parking located at 418 E. 49th Street; that the proposed addition is compatible with the existing residential character of the area and will not cause substantial injury to the value of other property in the 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 approve the erection of a two-story community center addition to the north side of a one-story church building, on premises at 4847-49 S. Dr. Martin

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Luther King, Jr. Drive, upon condition that off-street parking shall be provided at 418 E. 49th Street; that the proposed facilities shall be solely for the use of the church, its members and auxiliary groups and community groups from the surrounding area only; and that the proposed banquet hall facility shall not be rented out on a commercial basis to any other groups than those specified herein; 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: Liberty Baptist Church
 APPEARANCES FOR: Burton Berger
 APPEARANCES AGAINST: G. Jones, et al.

CAL. NO. 370-84-Z
 MAP NO. 12-E
 MINUTES OF MEETING
 November 9, 1984

PREMISES AFFECTED-- 4847-49 S. Dr. Martin Luther King, Jr. Drive.
 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		

THE RESOLUTION:

WHEREAS, Liberty Baptist Church, owner, on October 4, 1984, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a two-story community center addition to the north side of a one-story church building with no north rear yard instead of 30 feet, on premises at 4847-49 S. Dr. Martin Luther King, Jr. Drive, and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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 8.8-5 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 November 9, 1984 after due notice thereof by publication in the Chicago Tribune on October 22, 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 that in this case the proposed use is to be located in an R5 General Residence District; that the applicant proposes to construct a two-story community center addition containing church school classrooms, community meeting rooms, day care facilities and a banquet facility to the north side of the existing church building and which said addition was approved by the Board of November 9, 1984 in Cal. No. 369-84-S; 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 requested rear yard variation is necessary to provide the facilities needed in the proposed community center; that the plight of the owner is due to unique circumstances in that the proposed use will provide needed services in the community on the limited amount of land available for such purpose; that the proposed use will not alter the essential character of the locality in that the proposed addition will maintain the rear building line of the existing church and will be compatible with the residential character of the area; it is therefore

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

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does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a two-story community center addition to the north side of a one-story church building with no north rear yard instead of 30 feet, on premises at 4847-49 S. Dr. Martin Luther King Jr., Drive, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Liberty Baptist Church
 APPEARANCES FOR: Burton Berger
 APPEARANCES AGAINST: G. Jones, et al.

CAL. NO. 371-84-S
 MAP NO. 12-E
 MINUTES OF MEETING
 November 9, 1984

PREMISES AFFECTED— 418 E. 49th 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, Liberty Baptist Church, owner, on October 4, 1984, filed 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 22 private passenger automobiles, in an R5 General Residence District, to fulfill the parking requirements for a proposed community center addition to an existing church located at 4847-49 S. Dr. Martin Luther King, Jr., Drive, on premises at 418 E. 49th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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 7.3-5 and 7.4-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 9, 1984 after due notice thereof by publication in the Chicago Tribune on October 22, 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 that in this case the proposed use is to be located in an R5 General Residence District; that on November 9, 1984 the Board approved a special use application, Cal. No. 369-84-S, for the approval of the location and the erection of a two-story community center addition to the north side of a one-story church building located at 4847-49 S. Dr. Martin Luther King, Jr., Drive; that the proof presented indicates that the proposed parking lot is necessary for the public convenience to fulfill the parking requirements necessitated by the proposed community center addition to the existing applicant church; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed facility to be improved and operated under the conditions hereinafter set forth; and that the proposed use is located directly east and adjacent to the existing church 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 establishment of an accessory off-site parking

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lot for 22 private passenger automobiles to fulfill the parking requirements for a proposed community center addition to an existing church located at 4847-49 S. Dr. Martin Luther King, Jr. Drive, on premises at 418 E. 49th Street, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles or buses shall be parked upon said lot at any time; that a 15 feet landscaped front yard shall be provided on both sides of the driveway entry; that the balance of 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 and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that there shall be no runoff onto adjoining properties; that the lot shall be completely enclosed with a 7 feet high screening fence; that a 2 feet wide landscaped area shall be maintained within said fence and the east lot line; that steel beam guard rails approximately 2 feet in height shall be erected within the fenced area; that striping shall be provided; that a sign shall be posted on the east side of the lot indicating automobiles shall park facing the abutting residential property; that lighting shall be provided deflecting away from abutting residential properties; that ingress and egress shall be from E. 49th Street; that the public alleys abutting the facility 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 lot shall be securely locked at all times when activities are not being conducted at the applicant church's community center; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order 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: Broadway United Methodist Church
 APPEARANCES FOR: Thayne D. Gray
 APPEARANCES AGAINST:

CAL. NO. 372-84-Z
 MAP NO. 9-F
 MINUTES OF MEETING
 November 9, 1984

PREMISES AFFECTED— 3336-44 N. Broadway and 618 W. Buckingham 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
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Broadway United Methodist Church, owner, on October 5, 1984, filed an application for a variation of the zoning ordinance to permit, partly in a B4-4 Restricted Service District and partly in an R5 General Residence District, the demolition of a two-story brick church building and the erection of a one-story church building substantially on the original foundation with no east front yard instead of 15 feet and no south side yard instead of 7.5 feet on a lot additionally improved with a two-story brick parsonage, on premises at 3336-44 N. Broadway and 618 W. Buckingham Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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, Sections 7.8-5(2) and 7.7-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 9, 1984 after due notice thereof by publication in the Chicago Tribune on October 22, 1984; and

WHEREAS, the district maps show that the premises are located partly in a B4-4 Restricted Service District and partly in an R5 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located partly in a B4-4 Restricted Service District and partly in an R5 General Residence District; that the proof presented indicates that the applicant church had been established at this location since the late 1890's; that the church building was substantially destroyed by fire a year-and-a-half ago; that it is proposed to demolish the remaining structure and to construct a new church building substantially on the existing foundation; 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 requested variations will enable the applicant to obtain a functional church building on the limited amount of lot area; that the plight of the owner is due to unique circumstances in that the cost of removing the existing basement and replacing it with a new foundation and basement would be economically unfeasible; that the variations, if granted, will not alter the essential character of the locality in that the proposed new church building will provide substantially the same set-backs as the former structure and will be compatible with the existing improvements in the area; it is therefore

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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 demolition of a two-story brick church building and the erection of a one-story church building substantially on the original foundation with no east front yard instead of 15 feet and no south side yard instead of 7.5 feet on a lot additionally improved with a two-story brick parsonage, on premises at 3336-44 N. Broadway and 618 N. Buckingham 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: New Hope Congregation, C.O.G.I.C.
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 373-84-A
MAP NO. 16-H
MINUTES OF MEETING
November 9, 1984

PREMISES AFFECTED— 6501-07 S. Paulina Street
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case continued to
January 18, 1985

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: New Hope Congregation, C.O.G.I.C.

CAL. NO. 374-84-Z

APPEARANCES FOR:

MAP NO. 16-H

APPEARANCES AGAINST:

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PREMISES AFFECTED— 6501-07 S. Paulina Street

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

ACTION OF BOARD—

Case continued to
January 18, 1985

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: John Berke
 APPEARANCES FOR: Phillip Radmer
 APPEARANCES AGAINST:

CAL. NO. 375-84-S
 MAP NO. 2-E
 MINUTES OF MEETING
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PREMISES AFFECTED— 600-08 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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, John Berke, owner, on September 20, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a non-accessory public parking lot, in a C3-6 Commercial-Manufacturing District, on premises at 600-08 S. Wabash Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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 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 November 9, 1984 after due notice thereof by publication in the Chicago Tribune on October 22, 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 that in this case the proposed use is to be located in a C3-6 Commercial-Manufacturing District; that the proof presented indicates that a parking lot at this location is necessary for the public convenience in that this is a high density area with a great need for public parking; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed facility to be improved and operated under the conditions hereinafter set forth; and that the proposed lot, with a terminal date of November 9, 1989, will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a non-accessory 38-space attendant public parking lot, on premises at 600-08 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 motor vehicles one-and-a-half tons and under; 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 properly graded to drain to a sewer or sewers located within the lot which

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shall be connected by drainage tiles to an established City of Chicago sewer; that there shall be no run-off onto adjoining property; that a chain link fence and steel beam guard rails approximately 2 feet in height shall be erected on the periphery of the surfaced area; that lighting shall be provided; that ingress and egress shall be from E. Harrison Street and S. Wabash Avenue; that the alley abutting the subject site shall not be used for ingress nor for egress; that the driveways shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that the hours of operation shall be limited to the hours between 6 A.M. and 6 P.M., Mondays through Saturdays; that the lot shall be securely locked at all times it is 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. 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; and be it further

RESOLVED, that the use of the premises as a public parking lot shall terminate five years from the date hereof, on November 9, 1989, subject to the condition that the Zoning Board of Appeals shall retain jurisdiction over this application during the entire term.

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

APPLICANT: Chinese American Service League, Inc.
 APPEARANCES FOR: John J. Turner
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 310 W. 24th Place
 SUBJECT— Application for the approval of a special use.

CAL. NO. 376-84-S
 MAP NO. 6-F
 MINUTES OF MEETING
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ACTION OF BOARD—

Application approved.

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, the Chinese American Service League, Inc., for John S. Tan and Rhea Tan, owners, on October 9, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a community center in a one-story brick building, in an R4 General Residence District, on premises at 310 W. 24th Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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 7.4-4 and 7.4-1(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 9, 1984 after due notice thereof by publication in the Chicago Tribune on October 22, 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 that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the applicant organization provides pre-school day care, senior citizen and youth activities and educational and vocational programs to the Chinese-American community; that the proposed use is necessary for the public convenience at this location to continue to provide services to this community which are now being conducted at various sites throughout the area; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected in that the building which has been vacant and unoccupied, will be renovated to comply with code regulations; and that the building will be so restored so as to remove a blight in the neighborhood and will, in fact, enhance the value of the properties in the surrounding 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 approve the establishment of a community center in a one-story brick building, on premises at 310 W. 24th 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: McDonald's Corporation, A Delaware Corporation
 APPEARANCES FOR: Daniel L. Houlihan
 APPEARANCES AGAINST:

CAL. NO. 377-84-S
 MAP NO. 24-G
 MINUTES OF MEETING
 November 9, 1984

PREMISES AFFECTED-- 9530-68 S. Halsted Street
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
Abstain		
x		
x		
x		

THE RESOLUTION:

WHEREAS, McDonald's Corporation, a Delaware Corporation, owner, on October 5, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through service lane addition to an existing McDonald's Restaurant, in a B4-1 Restricted Service District, on premises at 9530-68 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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 8.3-4(A)(6)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 9, 1984 after due notice thereof by publication in the Chicago Tribune on October 22, 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 that in this case the proposed use is to be located in a B4-1 Restricted Service District; that on September 6, 1984 the City Council rezoned the subject site from B2-1 to B4-1; that on July 1, 1984 a new ordinance became effective which requires a special use under the zoning ordinance for establishments of the "drive-in" or "drive-through" type in B4 districts; that the proof presented indicates that the subject site has been improved with the existing McDonald's Restaurant for the past 10 years; that it is proposed to provide drive-through service in conjunction with the said use; that the proposed drive-through use is necessary for the public convenience at this location to provide an additional service prevalent in today's fast food operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through use which will provide lighted directional ingress and egress signs and which ingress will be from S. Halsted Street and egress onto W. 96th Street; that the establishment of a drive-through service lane to the existing McDonald's Restaurant 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

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November 9, 1984
Cal. No. 377-84-S

Zoning Administrator is authorized to approve the establishment of a drive-through service lane addition to an existing McDonald's Restaurant, on premises at 9530-68 S. Halsted Street, upon condition that ingress to the drive-through service lane shall be from S. Halsted Street and egress from the facility shall be onto W. 96th Street; that the drive-through lane shall be delineated by double yellow paint stripes; that lighted directional signs shall be erected at the established entrances and exits to the subject site; that a lighted "Drive-Through Customers Only" sign shall be erected at the entrance to the drive-through service lane; that a double-faced lighted "Stop-Do Not Enter" sign shall be erected at the W. 96th Street exit; that a 6 feet high attractive privacy fence shall be provided and maintained on the west lot line of the subject site; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: St. Pauls House Corporation

CAL. NO. 378-84-S

APPEARANCES FOR:

MAP NO. 9-I

APPEARANCES AGAINST:

MINUTES OF MEETING

November 9, 1984

PREMISES AFFECTED— 3831 N. Mozart Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case Dismissed.

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: St. Pauls House Corporation
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 379-84-Z
MAP NO. 9-I
MINUTES OF MEETING
November 9, 1984

PREMISES AFFECTED— 3831 N. Mozart Street
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Case dismissed.

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: Ray Ventures Ltd.
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 380-84-Z
 MAP NO. B4-2 (amended)
 MINUTES OF MEETING
 November 9, 1984

PREMISES AFFECTED— 6432-44 W. Devon Avenue and 6418 N. Milwaukee 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
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		

THE RESOLUTION:

WHEREAS, Ray Ventures Ltd., for Edwin W. and Delores J. Polatowski, owners, filed on October 16, 1984, and subsequently amended, an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a three-story 27-dwelling unit condominium building on an irregularly shaped lot whose south front yard ranges from 4 feet 7-5/8 inches to approximately 55 feet instead of 15 feet and whose north rear yard ranges from 4 feet 7-1/2 inches to approximately 45 feet instead of 30 feet, on premises at 6432-44 W. Devon Avenue and 6418 N. Milwaukee Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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 8.7-4 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 November 9, 1984 after due notice thereof by publication in the Chicago Tribune on October 22, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-2 Restricted Service District; that on October 31, 1984 the City Council rezoned the subject site from B4-1 to B4-2 for the purpose of the proposed development; 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 this district in that due to the octagonal shape of the lot which fronts on two streets, one of which is diagonal, it would be impossible to situate the proposed building in compliance with front and rear yard requirements; that the plight of the owner is due to the irregular shape of the subject site lot; and that the variations, if granted, will not alter the essential character of the locality in that the development, as proposed, with front and rear yards ranging from less than required to substantially more than required, will be 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

MINUTES OF MEETING

November 9, 1984
Cal. No. 340-84-Z

ordinance and that a variation be and it hereby is granted to permit the erection of a three-story 27-dwelling unit condominium building with parking on the ground floor and dwelling units above on an irregularly shaped lot whose south front yard ranges from 4 feet 7-5/8 inches to approximately 55 feet instead of 15 feet and whose north rear yard ranges from 4 feet 7-1/2 inches to approximately 45 feet instead of 30 feet, on premises at 6432-44 W. Devon Avenue and 6418 N. Milwaukee 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: Vincent J. Getzendanner, Jr.
 APPEARANCES FOR: Vincent J. Getzendanner, Jr.
 APPEARANCES AGAINST:

CAL. NO. 381-84-A
 MAP NO. 11-I
 MINUTES OF MEETING
 November 9, 1984

PREMISES AFFECTED— 2901-13 W. Lawrence 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, Vincent J. Getzendanner, Jr., for Osgood Display, Inc., owner, on October 15, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a cabinet assembly business in a one and two-story brick building presently used as a woodworking shop, in a B4-2 Restricted Service District, on premises at 2901-13 W. Lawrence Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 9, 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 that in this case the proposed use is to be located in a B4-2 Restricted Service District in an existing non-conforming one and two-story brick building which was legally occupied by commercial uses prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that on December 23, 1958 the Board sustained an appeal, Cal. No. 522-58-A, permitting issuance of a certificate of occupancy for a woodworking shop in the existing building which has been continuously in operation to the present time; that the owner of the premises, Osgood Display, Inc., proposes to lease the site to Summit Industries, Inc. for the purpose of assembling small x-ray cabinets; that the change of use to a cabinet assembly business is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a cabinet assembly business in a one and two-story brick building, on premises at 2901-13 W. Lawrence Avenue; and be it further

RESOLVED, that the said use shall be conducted in compliance with all applicable conditions set forth in the resolution adopted by the Board on December 23, 1958, Calendar Number 522-58-A.

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

APPLICANT: Palestine Grocery
 APPEARANCES FOR: Mahmoud Salah
 APPEARANCES AGAINST:

CAL. NO. 382-84-A
 MAP NO. 3-L
 MINUTES OF MEETING
 November 9, 1984

PREMISES AFFECTED— 1325 N. Central 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, Palestine Grocery, for Mahmoud Salah, owner, on October 3, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the sale of hardware items in an existing grocery store in a two-story brick store and apartment building, in an R3 General Residence District, on premises at 1325 N. Central Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 3, 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 November 9, 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 that in this case the proposed use is to be located in an R3 General Residence District in an existing non-conforming grocery store in the building on the subject site; that the sale of hardware items on a limited basis 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 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 sale of hardware items, as an accessory use, in an existing grocery store in a two-story brick store and apartment building, on premises at 1325 N. Central Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued; and be it further

RESOLVED, that the sale of hardware, as herein approved, is hereby limited to those small items normally found in grocery stores and limited to display only within the store itself.

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

APPLICANT: Delamon Foods
APPEARANCES FOR: Mohammad Salah
APPEARANCES AGAINST:

CAL. NO. 383-84-A
MAP NO. 3-L
MINUTES OF MEETING
November 9, 1984

PREMISES AFFECTED— 1248 N. Lamon 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, Delamon Foods, for Mohammad Salah, owner, on October 3, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the sale of hardware items in an existing grocery store in a two-story brick store and apartment building, in an R3 General Residence District, on premises at 1248 N. Lamon Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 9, 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 that in this case the proposed use is to be located in an existing non-conforming grocery store in the building on the subject site; that the sale of hardware items on a limited basis 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 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 sale of hardware items, as an accessory use, in an existing grocery store in a two-story brick store and apartment building, on premises at 1248 N. Lamon Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued; and be it further

RESOLVED, that the sale of hardware, as herein approved, is hereby limited to those small items normally found in grocery stores and limited to display only within the store itself.

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

APPLICANT: Nam Duck Kim
APPEARANCES FOR: Nam Duck Kim
APPEARANCES AGAINST:

CAL. NO. 384-84-A
MAP NO. 7-F
MINUTES OF MEETING
November 9, 1984

PREMISES AFFECTED— 2930 N. Sheridan Road
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Nam Duck Kim, for Kromelow & Tarre, owners, on September 27, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the sale of hardware items in an existing commissary grocery store in a 22-story 253-apartment building, in an R7 General Residence District, on premises at 2930 N. Sheridan Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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 7.3-7 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 November 9, 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 pemises, finds that in this case the proposed use is to be located in an R7 General Residence District in an existing conforming commissary grocery store in the 22-story apartment building on the subject site; that the sale of hardware items on a limited basis to customers of the commissary grocery store in 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 permit the sale of hardware items, as an accessory use, in an existing commissary grocery store in a 22-story 253-apartment building, on premises at 2930 N. Sheridan Road, 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: Frances Bielanski
 APPEARANCES FOR: Mark Kupiec
 APPEARANCES AGAINST:

CAL. NO. 385-84-A
 MAP NO. 10-I
 MINUTES OF MEETING
 November 9, 1984

PREMISES AFFECTED-- 3124 W. Pope John Paul II Drive (W. 43rd 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, Frances Bielanski, owner, on September 25, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a two-story brick building as three dwelling units, in an R3 General Residence District, on premises at 3124 W. Pope John Paul II Drive (W. 43rd Street); and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 22, 1984 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 9, 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 that in this case the said use is located in an R3 General Residence District; that the proof presented indicates that the building on the subject site has been occupied as three dwelling units since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as three dwelling units, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the two-story brick building, on premises at 3124 W. Pope John Paul II Drive (W. 43rd Street) as three dwelling units, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Angel P. Martinez
 APPEARANCES FOR: Angel P. Martinez, Daisy Rosario
 APPEARANCES AGAINST:

CAL. NO. 386-84-A
 MAP NO. 12-G
 MINUTES OF MEETING
 November 9, 1984

PREMISES AFFECTED— 5244 S. Laflin 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, Angel P. Martinez, owner, on September 26, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a two-story frame building as four dwelling units, in an R3 General Residence District, on premises at 5244 S. Laflin Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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 Sections 7.5-3, 7.12-1(4), 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 November 9, 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 that in this case the said use is located in an R3 General Residence District; that the proof presented indicates that the building on the subject site has been occupied as four dwelling units since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as four dwelling units, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of a two-story frame building, on premises at 5244 S. Laflin Street, as four dwelling units, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Prudencio Olmos

CAL. NO. 387-84-A

APPEARANCES FOR:

MAP NO. 12-G

MINUTES OF MEETING

November 9, 1984

APPEARANCES AGAINST:

PREMISES AFFECTED— 5045 S. Loomis Street

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

ACTION OF BOARD—

THE VOTE

Case continued to
January 18, 1985.

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: E.R.T.A. Development Corp.
 APPEARANCES FOR: Harold L. Nelson
 APPEARANCES AGAINST: Ed Metelica

CAL. NO. 388-84-A
 MAP NO. 3-E
 MINUTES OF MEETING
 November 9, 1984

PREMISES AFFECTED— 1320 N. Astor 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, E.R.T.A. Development Corp., for Lyons Savings & Loan Association, Tr. #196, owner, on October 11, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the deconversion of a four-story brick building from nine dwelling units to five dwelling units with on-site parking for two instead of five automobiles, in an R5 General Residence District, on premises at 1320 N. Astor Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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 7.12-2(9)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 9, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R5 General Residence District; that the proof presented indicates that the building on the subject site has been occupied as nine dwelling units with on-site parking for two automobiles since prior to the time of the passage of the 1953 comprehensive amendment to the parking ordinance; that the appellant has a right to deconvert the building on the subject site to five dwelling units with on-site parking for two automobiles, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the deconversion of a four-story brick building from nine dwelling units to five dwelling units with on-site parking for two instead of five automobiles, on premises at 1320 N. Astor Street, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: William C. Radmer

CAL. NO. 389-84-A

APPEARANCES FOR:

MAP NO. 28-I

APPEARANCES AGAINST:

MINUTES OF MEETING

November 9, 1984

PREMISES AFFECTED— 2745 W. 111th Street

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

ACTION OF BOARD—

THE VOTE

Case continued to
December 14, 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: L.C. Pruitt
APPEARANCES FOR: L.C. Pruitt, Alan Spitz
APPEARANCES AGAINST:

CAL. NO. 390-84-A
MAP NO. 14-G
MINUTES OF MEETING
November 9, 1984

PREMISES AFFECTED— 1037 W. 61st 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, L.C. Pruitt, for Mr. and Mrs. James Foster, owners, on September 24, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a carry-out restaurant in a store on the first floor of a three-story brick store and apartment building, in an R3 General Residence District, on premises at 1037 W. 61st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 9, 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 that in this case the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that the non-conforming subject store is one of two stores in the subject site building, the other currently operating as a grocery store, and has been occupied with business uses since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a carry-out restaurant in the store on the first floor of a three-story brick store and apartment building, on premises at 1037 W. 51st Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 10 P.M., Mondays through Saturdays; and that there shall be no table service of food on the premises; that there shall be no automatic amusement machines on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Luis Lebron
 APPEARANCES FOR: Luis Lebron
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 1657 N. Campbell Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 391-84-A
 MAP NO. 5-I
 MINUTES OF MEETING
 November 9, 1984

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Luis Lebron, owner, on September 25, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a restaurant at the rear of an existing tavern in a three-story brick store and apartment building, in an R3 General Residence District, on premises at 1657 N. Campbell Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 31, 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 November 9, 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 that in this case the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that a building permit, No. B630907, was issued on August 17, 1983 to correct violations and to construct a one-story conforming masonry garage and storage addition at the rear of a three-story brick building on the subject site which contains a non-conforming tavern on the first floor and conforming dwelling units above; that City records indicate the approximately 25 feet by 35 feet garage addition replaced a one-story frame accessory garage of similar size; that the appellant seeks to establish a non-conforming restaurant in the said conforming addition; that under Sections 6.4-6 and 7.3 of the zoning ordinance, the Board has no authority to allow 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: Thresholds
APPEARANCES FOR: Daniel L. Houlihan
APPEARANCES AGAINST: Robert Abraham

CAL. NO. 392-84-A
MAP NO. 11-H
MINUTES OF MEETING
November 9, 1984

PREMISES AFFECTED— 4134-36 N. Ashland Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case continued to
Decemr 14, 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
APPEARANCES FOR: Daniel L. Houlihan
APPEARANCES AGAINST: Robert Abraham
PREMISES AFFECTED— 4134-36 N. Ashland Avenue
SUBJECT— Application for the approval of a special use.
ACTION OF BOARD—

CAL. NO. 393-84-S
MAP NO. 11-H
MINUTES OF MEETING
November 9, 1984

Case continued to
December 14, 1984
for rebuttal.

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: Gertrude Lempp Kerbis

CAL. NO. 121-84-Z

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING

November 9, 1984

PREMISES AFFECTED— 335-39 W. Webster Avenue

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

ACTION OF BOARD—

Case continued to
December 14, 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:

Reynold's Institute Church-Baptist

CAL. NO. 324-84-S

APPEARANCES FOR:

MAP NO. 20-F

APPEARANCES AGAINST:

MINUTES OF MEETING
November 9, 1984

PREMISES AFFECTED--

8031-33 S. Halsted Street

SUBJECT--

Application for the approval of a special use.

ACTION OF BOARD--

Case continued to
January 18, 1985.

THE VOTE

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPLICANT: Chicago Lutheran Hospital Association
APPEARANCES FOR: Elroy Sandquist, Jr.
APPEARANCES AGAINST:

CAL. NO. 336-84-A
MAP NO. 3-J
MINUTES OF MEETING
November 9, 1984

PREMISES AFFECTED— 1060 N. Kedzie Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
Abstain		

THE RESOLUTION:

WHEREAS, Chicago Lutheran Hospital Association, owner, on August 21, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an R5 General Residence District, the establishment of doctor's offices on the basement and 1st floor and storage of records on the 2nd floor of a three-story brick residential building as an adjunct to a hospital located at 1116 N. Kedzie Avenue, on premises at 1060 N. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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 6.3-5 and 7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 9, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R5 General Residence District in an existing three-story residential building; that Walther Memorial Hospital, located at 1116 N. Kedzie Avenue, has acquired the building on the subject site for the purpose of providing a facility for doctor's offices and storage of hospital accounting records; that the proposed offices in the basement and on the first floor will be used solely by doctors affiliated with Walther Memorial Hospital, such use to be under the direct supervision of the hospital; that the proposed uses of the subject building are hospital-related uses and are permitted under Section 7.3-5 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of doctor's offices on the basement and 1st floor and storage of records on the 2nd floor of a three-story brick residential building, as an adjunct to a hospital located at

MINUTES OF MEETING

November 9, 1984
Cal. No. 336-84-A

1116 N. Kedzie Avenue, on premises at 1060 N. Kedzie Avenue, upon condition that the tenants of the offices shall be doctors affiliated with Walther Memorial Hospital only and that no offices may be rented to doctors of medical services not affiliated with the said hospital stated herein; 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: Peter Hlepar
APPEARANCES FOR: Thomas R. Burney
APPEARANCES AGAINST:

CAL. NO. 340-84-A
MAP NO. 11-M
MINUTES OF MEETING
November 9, 1984

PREMISES AFFECTED— 6117 W. Montrose Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Application withdrawn
upon motion of appellant.

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: Phase Four Transitional Living Services, Inc., an Illinois Corp. CAL. NO. 288-84-S

APPEARANCES FOR:

MAP NO. 5-J

MINUTES OF MEETING
November 9, 1984

APPEARANCES AGAINST:

PREMISES AFFECTED— 2330 N. Kedzie Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
December 14, 1984
for status.

THE VOTE

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

MINUTES OF MEETING

November 9, 1984

Cal. No. 363-84-A

Mr. Robert B. Hoellen, for Quy N. Vo, presented a request to amend the resolution adopted by the Zoning Board of Appeals on October 19, 1984 in Cal. No. 363-84-A, which approved the establishment of a restaurant in a one and two-story brick building, in an R4 General Residence District, on premises at 4920 N. Sheridan Road.

The amendment requested is permission to serve liquor in the restaurant.

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

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

MINUTES OF MEETING

November 9, 1984

Cal. No. 352-84-S

Mr. Daniel J. Pierce, for Mid-City Parking, Inc., presented a request to amend the resolution adopted by the Zoning Board of Appeals on October 19, 1984 in Cal. No. 352-84-S, which approved the location and the establishment of a self-park public parking lot for the parking of private passenger automobiles, on premises at 430 S. Jefferson Street.

The amendment requested is to allow ingress from S. Jefferson Street and egress onto eastbound Congress Parkway.

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

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

MINUTES OF MEETING

November 9, 1984

Cal. No. 237-84-S

Mr. David A. Epstein, of Jann, Carroll, Sain & Dolin, Ltd., attorney for Illinois Scrap Processing, Inc., presented a request for a rehearing of a special use application denied by the Zoning Board of Appeals on September 21, 1984, Cal. No. 237-84-S, which sought approval of the deletion of the condition that the hours of operation for an existing scrap metal processing yard shall be limited to the hours between 7 A.M. and 7 P.M., Mondays through Saturdays and that there shall be no operation on Sundays nor recognized holidays, as specified in the Board's Resolution approved on June 20, 1980 in Cal. No. 129-80-S, and that, in lieu thereof, approval be given to permit said use to operate 24 hours every day, including Sundays and all holidays, on premises at 3500-30 E. 93rd Street and 9301-49 S. Ewing Avenue, in an M3-3 Heavy Manufacturing District.

Mr. Epstein states that he has reviewed the entire record of processings and can present rebuttal of evidence previously accepted, but as to which the Applicant was not, and could not reasonably have been, prepared to answer at the time of the hearing and that the Board's decision was apparently affected by incorrect assumptions and misstated facts about the current use of the subject premises. He also states that a full compliment of the Board was not present, which had the effect of requiring a unanimous vote, and that this procedural circumstance was unfair to the Applicant.

Chairman Guthman moved that Illinois Scrap Processing, Inc. be allowed to file a new special use application for approval of the deletion of the aforesaid condition in the Board's Resolution approved on June 20, 1980, Cal. No. 129-80-S. The motion prevailed by Yeas and Nays as follows:

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

MINUTES OF MEETING

November 9, 1984

Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on December 14, 1984.

Marian Rest

Secretary