

MINUTES OF THE REGULAR MEETING OF THE  
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, June 15, 1984

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

The following were present and constituted a quorum:

Jack Guthman  
Chairman  
Michael J. Howlett  
Thomas P. Keane

MINUTES OF MEETING

June 15, 1984

Mr. Keane moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on May 18, 1984 (as submitted by the Secretary) as the minutes of said meeting:

The motion prevailed by yeas and nays as follows:

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

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

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

APPLICANT: Travelers Rest Spiritual Church  
 APPEARANCES FOR: Joseph E. Ziegler  
 APPEARANCES AGAINST:  
 PREMISES AFFECTED— 7030 S. Racine Avenue  
 SUBJECT— Application for the approval of a special use.

CAL. NO. 187-84-S  
 MAP NO. 16-G  
 MINUTES OF MEETING  
 June 15, 1984

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Travelers Rest Spiritual Church, owner, on May 11, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a one-story brick building, in a B4-1 Restricted Service District, on premises at 7030 S. Racine Avenue; and

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

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1984 after due notice thereof by publication in the Chicago Tribune on May 25, 1984; and

WHEREAS, the district maps show that the premises are located in a B4-1 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 church at this location is necessary to accommodate the needs of the congregation who live in 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 will be brought into compliance with building code regulations, and that there is provision for parking; that the use of the premises as a church will be compatible with the essentially residential character of 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 church in a one-story brick building, on premises at 7030 S. Racine Avenue, 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.

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

APPLICANT: Mt. Calvary Church of God in Christ  
 APPEARANCES FOR: Bennie Reid  
 APPEARANCES AGAINST:  
 PREMISES AFFECTED— 556 N. Pine Street  
 SUBJECT— Application for the approval of a special use.

CAL. NO. 188-84-S  
 MAP NO. 1-L  
 MINUTES OF MEETING  
 June 15, 1984

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Mt. Calvary Church of God in Christ, owner, on April 13, 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 the parking of private passenger automobiles for the use of a church located at 5500 W. Race Street, in an R4 General Residence District, on premises at 556 N. Pine Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1984 after due notice thereof by publication in the Chicago Tribune on May 25, 1984; and

WHEREAS, the district maps show that the premises are located in 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 a parking lot is necessary for the public convenience at this location to provide needed off-street parking for the members of the applicant church located at 5500 W. Race Street; 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 proposed parking lot with provision for fencing and landscaping and the use limited to the hours of the church's activities, will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 556 N. Pine Street, for the use of a church located at 5500 W. Race 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:

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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 15 foot landscaped front yard along the east property line shall be provided; 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; that a 7 foot high decorative slatted fence shall be provided on the periphery of the lot at the north, south, and west lot lines; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that the drainage shall not run directly into city streets; that ingress and egress shall be from N. Pine Avenue; that the public alley abutting the property 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 bumper guards or concrete curbing shall be erected on the periphery of the lot within the fenced area; that striping shall be provided; that lighting shall be provided which is directed away from adjoining residential properties; that the use of the parking lot shall be limited to the hours of the activities of the applicant church; 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 the department that all of the provisions of this resolution shall have been complied with.

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

APPLICANT: National Parking Corp.

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 1211 S. Wabash Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
July 27, 1984.

CAL. NO. 189-84-S

MAP NO. 4-E

MINUTES OF MEETING

June 15, 1984

THE VOTE

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

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

APPLICANT: Ashburn Lutheran Church

CAL. NO. 190-84-Z

APPEARANCES FOR: Henry W. Skibbins

MAP NO. 20-J

APPEARANCES AGAINST:

MINUTES OF MEETING

June 15, 1984

PREMISES AFFECTED— 3345 W. 83rd Street

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

ACTION OF BOARD—

THE VOTE

Variation granted.

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Ashburn Lutheran Church, owner, on May 2, 1984, filed an application for a variation of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of a two-story 26.5 ft. by 49.57 ft. classroom addition to a one and two-story elementary school and church building which will exceed the allowable floor area ratio, on premises at 3345 W. 83rd Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.6-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1984 after due notice thereof by publication in the Chicago Tribune on May 25, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R2 Single Family Residence District; that on November 12, 1963 the Board granted a variation (Cal. No. 505-63-Z) to the applicant church permitting the erection of a three-story brick school addition to the west side of the existing church building at the subject site whose side and rear yards and floor area ratio did not comply with the zoning ordinance; that the proof presented indicates that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed two-story 26.5 ft. by 49.67 ft. classroom addition is necessary to comply with Municipal Code regulations and to meet additional needs of the church community; that the plight of the owner is due to unique circumstances in that the existing school must discontinue the use of the classrooms located below the building grade level to comply with Municipal Code regulations; and that the variation, if granted, will not alter the essential character of the locality in that the two-story classroom addition will be located to the east of the existing two-story classroom building in an unimproved court yard area and will be buffered on three sides by the existing building; it is therefore

MINUTES OF MEETING

June 15, 1984

Cal. No. 190-84-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a two-story 26.5 ft. by 49.57 ft. classroom addition to a one and two-story elementary school and church building which will exceed the allowable floor area ratio, on premises at 3345 W. 83rd 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: Christ Temple Apostolic Church  
 APPEARANCES FOR: John J. Stroger, Jr.  
 APPEARANCES AGAINST:

CAL. NO. 191-84-S  
 MAP NO. 1-G  
 MINUTES OF MEETING  
 June 15, 1984

PREMISES AFFECTED— 2-22 N. Ogden Avenue and 1540-42 W. Madison Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Christ Temple Apostolic Church, owner, on May 1, 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 parking lot for the parking of private passenger automobiles, in a C2-3 General Commercial District, on premises at 2-22 N. Ogden Avenue and 1540-42 W. Madison Street, to satisfy the parking requirements for a church located at 14 S. Ashland Boulevard; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.4-5 and 7.4-4(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1984 after due notice thereof by publication in the Chicago Tribune on May 25, 1984; and

WHEREAS, the district maps show that the premises are located in a C2-3 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 C2-3 General Commercial District; that the proof presented indicates that, on September 1, 1959 the Board sustained an appeal permitting issuance of a permit for the erection of the applicant church at 14 S. Ashland Boulevard in Calendar No. 373-59-A; that on September 16, 1983 the Board granted a variation permitting the erection of a three-story 50 ft. by 85 ft. addition to the rear of said church building whose rear yard would be 15 ft. instead of the required 30 ft., in Calendar No. 256-83-Z; that the subject site is presently a vacant and unimproved irregularly shaped parcel; that the proposed parking lot is necessary for the public convenience at this location to provide the required parking for the church whose on-site parking was eliminated by the erection of the aforementioned addition to the rear of the church building at 14 S. Ashland Boulevard; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed use will be compatible with the existing business and commercial improvements in the area and will not cause substantial injury to the value of other property in the neighborhood, it is therefore

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June 15, 1984

Cal. No. 191-84-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site parking lot for the parking of private passenger automobiles, on premises at 2-22 N. Ogden Avenue and 1540-42 W. Madison Street, to satisfy the parking requirements for a church located at 14 S. Ashland Boulevard, 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 shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that the drainage shall not run directly into city streets; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that ingress and egress shall be determined by the Department of Streets; that the lot shall be enclosed by a six foot chain link fence; that striping and concrete wheel stops shall be provided; that the lot shall be illuminated; that the use of the parking lot shall be limited to the hours of the activities of the applicant church; 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 code. 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 shall have been complied with.

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

APPLICANT: Gods House of Prayer  
 APPEARANCES FOR: Rev. Moses Kendall  
 APPEARANCES AGAINST:

CAL. NO. 192-84-Z  
 MAP NO. 30-E  
 MINUTES OF MEETING  
 June 15, 1984

PREMISES AFFECTED— 12001 S. Indiana Avenue  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Gods House of Prayer, owner, on April 26, 1984, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a one-story 20 ft. by 21 ft. addition to the front of a one-story church building with no front yard instead of 20 ft., on premises at 12001 S. Indiana Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.7-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1984 after due notice thereof by publication in the Chicago Tribune on May 25, 1984; and

WHEREAS, the district maps show that the premises are located in 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 site church building is located on a corner lot and situated on its north and west lot lines, which building pre-existed the current zoning requirements; that the proof presented indicates that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that a variation of the front yard is necessary to provide a front entrance and additional seating facilities for the increased church membership; that the plight of the owner is due to unique circumstances in that the existing building is built in the required west front yard, and that the proposed 20 ft. by 21 ft. addition will be located in an unimproved area at the southwesterly corner of the existing building and that its west and south walls will be extensions of the west and south walls of the existing building, thereby creating a more functional rectangular structure; and that the front yard variation, if granted, will not alter the essential character of the locality in that the church parking area is located directly south and that the proposed addition will not deprive the adjoining residence of light and air and is consistent with the varying non-conforming front yard set-backs existing on the block; it is therefore

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

MINUTES OF MEETING

June 15, 1984

Cal. No. 192-84-Z

it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a one-story 20 ft. by 21 ft. addition to the front of a one-story brick church building with no front yard instead of 20 ft., on premises at 12001 S. Indiana 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: Mt. Carmel Holiness Church in Christ Jesus  
APPEARANCES FOR: Charles W. Pulliam  
APPEARANCES AGAINST:  
PREMISES AFFECTED— 4800-08 W. Washington Boulevard  
SUBJECT— Application for the approval of a special use.

CAL. NO. 193-84-S  
MAP NO. 1-L  
MINUTES OF MEETING  
June 15, 1984

ACTION OF BOARD—

THE VOTE

Case continued to  
July 27, 1984.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

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

APPLICANT: Chicago Captial Associates  
 APPEARANCES FOR: Joe Zekas  
 APPEARANCES AGAINST:

CAL. NO. 194-84-Z  
 MAP NO. 5-G  
 MINUTES OF MEETING  
 June 15, 1984

PREMISES AFFECTED-- 1867-83 N. Poe Street  
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Chicago Capital Associates, for Chicago Title and Trust Company, Trust No. 106 owner, on April 13, 1984, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a two-story 12 dwelling unit building on an irregularly shaped lot whose front yard will be 7 instead of 15 ft., whose north side yard will be 6 instead of 16.6 ft., whose rear yard will be 12 instead of 30 ft. and with no provision for a loading berth, on premises at 1867-83 N. Poe Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.8-4, 7.7-4, 7.9-4 and 7.11-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1984 after due notice thereof by publication in the Chicago Tribune on May 25, 1984; and

WHEREAS, the district maps show that the premises are located in 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 this district in that the subject lot is pentagonally shaped, located in a highly speculative area, and that the proposed low-rise two-story 12-unit townhouse building is substantially less dense than the 18-unit building that could legally be erected under the current zoning; that the plight of the owner is due to unique circumstances in that the unusual shape of the lot would prevent any economically viable project from being built without similarly requested variations; and that the variations, if granted, will not alter the essential character of the locality in that a loading berth to serve a 12-unit townhouse is unnecessary, and that the proposed set-backs are compatible with the existing set-backs in the area; it is therefore

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

MINUTES OF MEETING

June 15, 1984

Cal. No. 194-84-Z

it, does hereby make a variation in the application of the district regulations of the zoning ordinance, and that a variation be and it hereby is granted to permit the erection of a two-story 12-dwelling unit building on an irregularly shaped lot whose front yard will be 7 instead of 15 ft., whose north side yard will be 6 instead of 16.6 ft, and whose rear yard will be 12 instead of 30 ft. and with no provision for a loading berth, on premises at 1867-83 N. Poe 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: Charles McGary  
 APPEARANCES FOR: Charles McGary  
 APPEARANCES AGAINST:

CAL. NO. 195-84-A  
 MAP NO. 4-J  
 MINUTES OF MEETING  
 June 15, 1984

PREMISES AFFECTED— 1213-15 S. Independence Boulevard

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Charles McGary, owner, on May 4, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a three-story brick building as 32 lodging rooms, in an R4 General Residence District, on premises at 1213-15 S. Independence Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 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, Sections 7.5-4 and 7.12-2 (8)."

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in an R4 General Residence District; that the proof presented indicates that the building on the subject site has been occupied as 32 lodging rooms 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 32 lodging rooms, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the three-story brick building, on premises at 1213-15 S. Independence Boulevard, as 32 lodging rooms, 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: Nancy Piel  
APPEARANCES FOR: Robert M. Wigoda  
APPEARANCES AGAINST:

CAL. NO. 196-84-A  
MAP NO. 15-H  
MINUTES OF MEETING  
June 15, 1984

PREMISES AFFECTED— 1704-12 W. Glenlake 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, Nancy Piel, owner, on May 2, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a three-story brick building as 30 dwelling units, in an R4 General Residence District, on premises at 1704-12 W. Glenlake Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in an R4 General Residence District; that the proof presented indicates that the building on the subject site has been occupied as 30 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 30 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 three-story brick building, on premises at 1704-12 W. Glenlake Avenue, as 30 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: Charles Owens  
 APPEARANCES FOR: Charles Owens  
 APPEARANCES AGAINST:

CAL. NO. 197-84-A  
 MAP NO. 7-I  
 MINUTES OF MEETING  
 June 15, 1984

PREMISES AFFECTED— 6249-51 S. Rhodes Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Charles Owens, owner, on May 1, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a three-story and basement brick building as eight dwelling units, in a B4-3 Restricted Service District; on premises at 6249-51 S. Rhodes Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 25, 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(1) and 8.11-2(3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in a B4-3 Restricted Service District; that the proof presented indicates that the building on the subject site has been occupied as eight 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 eight 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 three-story and basement brick building, on premises at 6249-51 S. Rhodes Avenue, as eight 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 808

APPLICANT: Veronica Velazquez  
 APPEARANCES FOR: Veronica Velazquez  
 APPEARANCES AGAINST:

CAL. NO. 198-84-A  
 MAP NO. 7-I  
 MINUTES OF MEETING  
 June 15, 1984

PREMISES AFFECTED— 2543 N. California Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Veronica Velazquez, for Paul Quetschke, owner, on May 4, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a second-hand dealer in a store on the first floor of a three-story brick store and apartment building, in an R4 General Residence District, on premises at 2543 N. California Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, 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 June 15, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District in a non-conforming store on the first floor of the building on the subject site; that the proof presented indicates that the other non-conforming stores in the subject building are occupied with B1 uses; that a second-hand store for the sale of used furniture is a B4 use; that under Section 6.4-7 of the zoning ordinance the Board has no authority to permit the establishment of the use requested in a residential district; it is therefore

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

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

APPLICANT: Larry Brown  
 APPEARANCES FOR: Larry Brown  
 APPEARANCES AGAINST:

CAL. NO. 199-84-A  
 MAP NO. 2-H  
 MINUTES OF MEETING  
 June 15, 1984

PREMISES AFFECTED— 1722 W. Adams 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, Larry Brown, for James Archer, owner, on May 7, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a motor vehicle repair shop on the first floor of a two-story brick garage and apartment building at the rear of a lot improved with a three-story brick apartment building, in an R5 General Residence District, on premises at 1722 W. Adams Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 25, 1984 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R5 General Residence District in an existing non-conforming commercial building; that the proof presented indicates that the building on the subject site has been occupied as a motor vehicle repair shop, including spray painting, and body and fender repair 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 motor vehicle repair shop, including spray painting and body and fender repair, on the first floor of a two-story brick garage and apartment building at the rear of a lot improved with a three-story brick apartment building, on premises at 1722 W. Adams Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 8 P.M. Mondays through Saturdays; that all repair work and storage of vehicles shall be on the premises;

MINUTES OF MEETING  
June 15, 1984  
Cal. No. 199-84-A

that there shall be no parking of vehicles awaiting repairs or which have been repaired on the public alley or vacant lots; 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: Patrick J. Fern  
 APPEARANCES FOR: Roderick C. Ciombor  
 APPEARANCES AGAINST:

CAL. NO. 200-84-A  
 MAP NO. 14-N  
 MINUTES OF MEETING  
 June 15, 1984

PREMISES AFFECTED— 5528 S. Rutherford 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 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, Patrick J. Fern, owner, on May 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a one-story brick building as two dwelling units, in an R2 Single Family Residence District, on premises at 5528 S. Rutherford Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1984; and

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

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

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the one-story brick building, on premises at 5528 S. Rutherford Avenue, as two dwelling units, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Roman W. Schlaeger  
 APPEARANCES FOR: Roman W. Schlaeger  
 APPEARANCES AGAINST:

CAL. NO. 201-84-A  
 MAP NO. 8-E  
 MINUTES OF MEETING  
 June 15, 1984

PREMISES AFFECTED— 3803 S. Giles Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Roman W. Schlaeger, for A.L. Munson-Ford, owner, on April 27, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a three-story brick building as three dwelling units with on-site parking for two instead of three automobiles, in an R5 General Residence District, on premises at 3803 S. Giles Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the 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 three dwelling units with on-site parking for two instead of three automobiles since prior to the 1969 amendment to the parking ordinance, which then required parking space equal in number to 75 per cent of the number of dwelling units; that the appellant has a right to continue the occupancy of the building as three dwelling units with on-site parking for two instead of three automobiles, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the three-story brick building, on premises as 3803 S. Giles Avenue, as three dwelling units with on-site parking for two instead of three automobiles, 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: Felix and Socorro Hernandez

CAL. NO. 202-84-A

APPEARANCES FOR:

MAP NO. 6-J

APPEARANCES AGAINST:

MINUTES OF MEETING

June 15, 1984

PREMISES AFFECTED— 2439 S. Drake Avenue

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

ACTION OF BOARD—

THE VOTE

Case continued to  
July 27, 1984.

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

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

APPLICANT: Ronald Skora  
 APPEARANCES FOR: Frank Madea  
 APPEARANCES AGAINST:

CAL. NO. 203-84-A  
 MAP NO. 14-K  
 MINUTES OF MEETING  
 June 15, 1984

PREMISES AFFECTED-- 4518 W. 63rd Street

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

ACTION OF BOARD--

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Ronald Skora, for Am Vets Post #192, owner, on February 27, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a motor vehicle repair license for an existing automobile repair shop in a one-story brick garage building at the rear of a lot improved with a one-story brick club building, in a B2-1 Restricted Retail District, on premises at 4518 W. 63rd Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in a B2-1 Restricted Retail District; that the proof presented indicates that the existing non-conforming garage building on the subject site was occupied by the appellant for repair work on his automobile and for mechanical automobile repair work as an independent contractor since prior to the rezoning of the district on February 29, 1980 from C1-1 to B2-1; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a motor vehicle repair license for an existing automobile repair shop in a one-story brick garage building at the rear of a lot improved with a one-story brick club building, on premises at 4518 W. 63rd Street; upon condition that no spray painting, body or fender work shall be done on the premises; that the hours of operation shall be limited to the hours between 9 A.M. and 5 P.M., Mondays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Issac Williams

CAL. NO. 204-84-A

APPEARANCES FOR:

MAP NO. 16-F

APPEARANCES AGAINST:

MINUTES OF MEETING

June 15, 1984

PREMISES AFFECTED— 6518 S. State Street

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

ACTION OF BOARD—

Case continued to  
July 27, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

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

APPLICANT: Prayer Garden Church of God in Christ  
APPEARANCES FOR: Henry L. Smith  
APPEARANCES AGAINST:

CAL. NO. 205-84-A  
MAP NO. 14-E  
MINUTES OF MEETING  
June 15, 1984

PREMISES AFFECTED— 5801-03 S. State Street  
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Prayer Garden Church of God in Christ, owner, on May 9, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize an existing church in a one-story brick building, in a C1-2 Restricted Commercial District, on premises at 5801-03 S. State Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 8, 1984 reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 9.4-1 and 8.4-4(1)."  
and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1984; and

WHEREAS, the district maps show that the premises are located in a C1-2 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in a C1-2 Restricted Commercial District; that the proof presented indicates that the appellant church has been established in the building on the subject site for 40 years and existed as a permitted use prior to the passage of the 1957 comprehensive amendment to the zoning ordinance; that the Board finds that Section 5.10 of the zoning ordinance states: "Where a use is classified as a special use under this comprehensive amendment, and exists as a special or permitted use at the date of the adoption of this comprehensive amendment, it shall be considered to be a legal special use;" that the appellant has a right to continue the occupancy of the subject site building as a church, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve an existing church in a one-story brick building, on premises at 5801-03 S. State Street, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and further provided that the church in the subject site building shall at all times be subject to the conditions set forth in Section 11.10-5 of the zoning ordinance.

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

APPLICANT: William M. Sheridan and Marshall Hern  
APPEARANCES FOR: William M. Sheridan  
APPEARANCES AGAINST:

CAL. NO. 206-84-A  
MAP NO. 19-G  
MINUTES OF MEETING  
June 15, 1984

PREMISES AFFECTED— 7301 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
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, William M. Sheridan and Marshall Hern, for Sol Applebaum, owner, on May 3, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a food purveyor license for the sale of packaged snacks in an existing tavern on the first floor of a nine-story apartment building, in an R4 General Residence District, on premises at 7301 N. Sheridan Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 25, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194 A of the Municipal Code of Chicago, specifically, 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 June 15, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District in an existing non-conforming tavern on the first floor of a nine-story apartment building; that the purveying of packaged snacks to customers of the existing tavern is an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellants have established the basis of their appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a food purveyor license for the sale of packaged snacks in an existing tavern on the first floor of a nine-story apartment building, on premises at 7301 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: Jerome Mize  
 APPEARANCES FOR: Jerome Mize  
 APPEARANCES AGAINST:

CAL. NO. 207-84-A  
 MAP NO. 1-J  
 MINUTES OF MEETING  
 June 15, 1984

PREMISES AFFECTED— 739 N. Avers Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Jerome Mize, owner, on March 28, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy store in a one-story brick building, in an R3 General Residence District, on premises at 739 N. Avers Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 June 15, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that the 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: James T. Walsh  
APPEARANCES FOR: Frank J. Kuta  
APPEARANCES AGAINST:

CAL. NO. 208-84-A  
MAP NO. 12-J  
MINUTES OF MEETING  
June 15, 1984

PREMISES AFFECTED— 4781 S. Archer Avenue  
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, James T. Walsh, for Joseph and Elfreda Tebich, owners, on March 23, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of a restaurant in a one-story brick store building, in an R4 General Residence District, on premises at 4781 S. Archer Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 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 7.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the 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: Larry Wilson  
APPEARANCES FOR: None  
APPEARANCES AGAINST:

CAL. NO. 209-84-A  
MAP NO. 9-H  
MINUTES OF MEETING  
June 15, 1984

PREMISES AFFECTED— 2037 W. Roscoe Street  
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case dismissed for want of prosecution.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

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

APPLICANT: Eugene and Hazel McGhee  
 APPEARANCES FOR: Hazel McGhee  
 APPEARANCES AGAINST:

CAL. NO. 210-84-A  
 MAP NO. 14-H  
 MINUTES OF MEETING  
 June 15, 1984

PREMISES AFFECTED— 5714 S. Damen Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Eugene and Hazel McGhee, for Emanuel Jackson, owner, on May 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty shop on the first floor of a two-story brick store and apartment building, in an R3 General Residence District, on premises at 5714 S. Damen Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 June 15, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that the non-conforming store on the first floor of the building on the subject site has been previously occupied by a newspaper distributorship business; that the change of use to a beauty shop, a B1 use and a less intensive use than a newspaper distributorship, 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 beauty shop on the first floor of a two-story brick store and apartment building on premises at 5714 S. Damen Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Tuesdays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

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

CAL. NO. 211-84-A  
MAP NO. 22-D  
MINUTES OF MEETING  
June 15, 1984

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

ACTION OF BOARD—

Case continued to  
July 27, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

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

APPLICANT: Alberto Guzman  
 APPEARANCES FOR: Harold A. Stahl  
 APPEARANCES AGAINST:

CAL. NO. 212-84-A  
 MAP NO. 20-B  
 MINUTES OF MEETING  
 June 15, 1984

PREMISES AFFECTED— 8344 S. Brandon Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Alberto Guzman, owner, on April 30, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of a non-conforming store to a dwelling unit in a two-story frame store and two-dwelling unit building, in an R3 General Residence District, on premises at 8344 S. Brandon Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that the building on the subject site has been occupied as a store and two dwelling units; that the conversion of a non-conforming store to a dwelling unit is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of 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 conversion of a non-conforming store to a dwelling unit in a two-story frame store and two dwelling unit building, for a total of three dwelling units, on premises at 8344 S. Brandon Avenue, upon condition that plans and permits are obtained indicating compliance with building code regulations and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Purple Cow (a partnership)  
 APPEARANCES FOR: Philip D. Caloger  
 APPEARANCES AGAINST:

CAL. NO. 213-84-A  
 MAP NO. 7-F  
 MINUTES OF MEETING  
 June 15, 1984

PREMISES AFFECTED— 540 W. Briar Place  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Purple Cow (a partnership), for B & B Property Services, owner, on April 19, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a gift and florist shop in a store on the ground floor of a nine-story apartment hotel and stores building, in an R5 General Residence District, on premises at 540 W. Briar Place; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R5 General Residence District; that the proof presented indicates that the appellant seeks to establish a gift shop with accessory sale of cut flowers in a non-conforming store in the apartment and stores building on the subject site, which also contains a beauty shop, dry cleaning business and a television repair shop, all B uses; that the extension of the non-conforming use for the establishment of a gift shop with accessory florist activity is permitted under Section 6.4-6 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a gift shop with accessory florist activity in a store on the ground floor of a nine-story apartment and stores building, on premises at 540 W. Briar Place, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Mondays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Michael Apke  
 APPEARANCES FOR: Frank J. Kuta  
 APPEARANCES AGAINST:

CAL. NO. 214-84-A  
 MAP NO. 16-L  
 MINUTES OF MEETING  
 June 15, 1984

PREMISES AFFECTED— 4823 W. 63rd Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Michael Apke, for the State of Illinois, Department of Transportation, owner, on April 15, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a motor vehicle repair license for an existing automobile repair shop in a one-story brick building, in a B2-1 Restricted Retail District, on premises at 4823 W. 63rd Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in a B2-1 Restricted Retail District in a one-story brick building owned by the State of Illinois, Department of Transportation; that the proof presented indicates that the appellant seeks to purchase the building from the State of Illinois; that the subject site building has a previous history of occupancy by motor vehicle and tire repair uses; that the district in which the subject site building is located was rezoned from C1-1 to B2-1 on May 5, 1982; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a motor vehicle repair license for an existing automobile repair shop in a one-story brick building, on premises at 4823 W. 63rd Street, upon condition that no body repair, painting nor engine rebuilding shall be done on the premises; that all work shall be done within the garage building; that the lot shall be enclosed with fencing; that there shall be no storage of automobiles awaiting repairs or which have been repaired upon City property; that the hours of operation shall be limited to the hours between 7 A.M. and 8 P.M., Mondays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Your Pet Shop  
APPEARANCES FOR: Georgette Nabhani  
APPEARANCES AGAINST:

CAL. NO. 215-84-A  
MAP NO. 11-L  
MINUTES OF MEETING  
June 15, 1984

PREMISES AFFECTED-- 4048 N. Milwaukee Avenue  
SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Your Pet Shop, for Tracy Lamb, owner, on April 23, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a pet shop in a store on the first floor of a three-story brick building containing stores, theater and apartments, in a B3-3 General Retail District, on premises at 4048 N. Milwaukee Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 27, 1984 reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.3-3."  
and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B3-3 General Retail District; that the proof presented indicates that the appellant proposes to establish a pet shop, a B4 use, in a store on the first floor of a building which also contains the Portage Theater, a B4 use, and other business uses; that the establishment of a pet shop in the subject store is a less intensive B4 use than the existing Portage theater; 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 pet shop in a store on the first floor of a three-story brick building containing stores, theater and apartments, on premises at 4048 N. Milwaukee Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 9:30 P.M., Monday, Thursday, Friday, Saturday and 9:30 A.M. and 6 P.M., Tuesday, Wednesday and Sunday; 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: Wasyl Dmytrosz  
APPEARANCES FOR: Wasyl Dmytrosz  
APPEARANCES AGAINST:

CAL. NO. 216-84-A  
MAP NO. 3-H  
MINUTES OF MEETING  
June 15, 1984

PREMISES AFFECTED— 2158 W. Chicago Avenue  
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Wasyl Dmytrosz, owner, on May 14, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the wholesaling of bakery goods in conjunction with a retail bakery in a three-story brick store and apartment building, in a B4-2 Restricted Service District, on premises at 2158 W. Chicago Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B4-2 Restricted Service District in the store on the subject site occupied as a retail bakery shop; that the wholesale bakery activity is limited to a few customers and is accessory to the retail bakery business; that the wholesale bakery activity does not involve the use of additional new equipment or delivery trucks; 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 wholesaling of bakery goods in conjunction with a retail bakery in a three-story brick store and apartment building, on premises at 2158 W. Chicago Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and further provided, that after the permit is issued, the wholesale activity shall at all times be conducted as a subordinate part of the principal retail bakery business.

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

APPLICANT: Maria Rodriguez  
APPEARANCES FOR: Leslie Peterson, Maria Rodriguez  
APPEARANCES AGAINST:

CAL. NO. 217-84-A  
MAP NO. 7-G  
MINUTES OF MEETING  
June 15, 1984

PREMISES AFFECTED— 2954-56 N. Racine Avenue  
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Maria Rodriguez, for Bill McManigal, owner, on April 12, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a clothes manufacturing business in the non-conforming store on the first floor of a three-story brick store and apartment building, in an R4 General Residence District, on premises at 2954-56 N. Racine Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the appellant designs custom clothing for retail; that the work at the subject site consists of designing and making samples; that no heavy manufacturing work is done on the premises; that the non-conforming store in the building on the subject site has been previously occupied as a theater, a B4 use; that the change of use to a business for the design and limited manufacturing of custom clothing for retail only, a B2 use, is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a limited custom clothing manufacturing business for retail only in the non-conforming store on the first floor of a three-story brick store and apartment building, on premises at 2954-56 N. Racine Avenue, upon condition that no heavy manufacturing of clothing shall be done on the premises; that the hours of operation shall be limited to the hours between 7 A.M. and 5 P.M., Mondays through Fridays; 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: Richard Rybak  
 APPEARANCES FOR: Richard Rybak  
 APPEARANCES AGAINST:

CAL. NO. 218-84-A  
 MAP NO. 14-J  
 MINUTES OF MEETING  
 June 15, 1984

PREMISES AFFECTED— 5926-28 S. Kedzie Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Richard Rybak, for Marquette National Bank, Trust No. 8212, on May 16, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a motor vehicle repair license for an existing automobile repair shop and auto parts store in a one-story brick building, in a B2-1 Restricted Retail District, on premises at 5926-28 S. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 11, 1984 reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of the City 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 June 15, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in a B2-1 Restricted Retail District; that the proof presented indicates that the automobile repair shop was established at the subject site prior to the rezoning of the district on December 2, 1978 from B4-1 to B2-1; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a motor vehicle repair license for an existing automobile repair shop and auto parts store in a one-story brick building, on premises at 5926-28 S. Kedzie Avenue, upon condition that no body repair, painting, or engine rebuilding shall be done on the premises; that the hours of operation shall be limited to the hours between 8 A.M. and 6 P.M., Mondays through Fridays and 8 A.M. and 3 P.M., Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Kenneth A. Krause, Bruce White, David Peterson CAL. NO. 219-84-A  
 APPEARANCES FOR: Kenneth A. Krause MAP NO. 1-H  
 APPEARANCES AGAINST: MINUTES OF MEETING  
 June 15, 1984

PREMISES AFFECTED— 2120-22 W. Grand 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, Kenneth A. Krause, Bruce White, David Peterson, for Eugenie E. Weaver, owner, on May 10, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an art studio and gallery on the first floor and two dwelling units on the second and third floors of a three-story brick building, in an M1-2 Restricted Manufacturing District, on premises at 2120-22 W. Grand Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an M1-2 Restricted Manufacturing District; that the proof presented indicates that a full non-conforming apartment has been in existence in the building on the subject site since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that it is proposed to use the first floor of the building as an art studio only; that the extension of the non-conforming apartment use throughout the building is permitted under Section 6.4-6 of the zoning ordinance; it is therefore

RESOLVED; that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an art studio on the first floor and two dwelling units on the second and third floors of a three-story brick building, on premises at 2120-22 W. Grand Avenue, 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: Federal Sign  
 APPEARANCES FOR: Robert Sobucki  
 APPEARANCES AGAINST:

CAL. NO. 220-84-A  
 MAP NO. 16-L  
 MINUTES OF MEETING  
 June 15, 1984

PREMISES AFFECTED— 5235 W. 63rd Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Federal Sign, for Clearing Bank, owner, on March 23, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a permit for an existing 26 ft. high bank logo sign on the northwest portion of the lot which exceeds the 25 ft. height limitation due to the proximity of Midway Airport, in a B5-2 General Service District, on premises at 5235 W. 63rd Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 5.9."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B5-2 General Service District; that the proof presented indicates that a 35 ft. high bank logo sign had existed on the northwest portion of the lot at the subject site for many years; that the appellant replaced the sign with a 26 ft. high bank logo sign, which was approved by the City Council and the Department of Aviation; 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 permit for an existing 26 ft. high bank logo sign on the northwest portion of the lot which exceeds the 25 ft. height limitation due to the proximity of Midway Airport, on premises at 5235 W. 63rd 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: Federal Sign  
APPEARANCES FOR: Robert Sobucki  
APPEARANCES AGAINST:

CAL. NO. 221-84-A  
MAP NO. 13-L  
MINUTES OF MEETING  
June 15, 1984

PREMISES AFFECTED— 4811 N. Milwaukee 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, Federal Sign, for Jefferson Park Professional Building, owner, on May 16, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in a B3-2 General Retail District, the installation of a 1 ft. by 6 ft. sign which will state "Urgent Care Center" and be affixed to the front of a two-story brick medical building, on premises at 4811 N. Milwaukee Avenue, which, it is alleged, is not visible from the Kennedy Expressway and therefore permitted.

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.3-9."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B3-2 General Retail District; that the proof presented indicates that the proposed 1 ft. by 6 ft. sign is to be affixed above the "Jefferson Park Medical and Dental Building" sign presently affixed to the front of the subject site building; that the proposed sign will state "Urgent Care Center", and will further identify services offered at the site, and is a business sign and not an advertising sign, as defined; that the front of the subject site building faces southwest and is not visible from the Kennedy Expressway; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the installation of a 1 ft. by 6 ft. sign which will state "Urgent Care Center" and be affixed to the front of a two-story medical building on premises at 4811 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: Protypon Hellenic Society, an Illinois Not-For-Profit Corporation CAL. NO. 222-84-A

APPEARANCES FOR: John J. Pikarski, Jr.

MAP NO. 13-J

APPEARANCES AGAINST: Joel Bookman, Anthony C. Laurino

MINUTES OF MEETING

June 15, 1984

PREMISES AFFECTED— 3241-45 W. Bryn Mawr Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Protypon Hellenic Society, an Illinois Nor-For-Profit Corporation, for Zaharias Melegos, owner, on April 4, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a Greek Cultural Center in a one-story brick building, in a B2-2 Restricted Retail District, on premises at 3241-45 W. Bryn Mawr Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 June 15, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B2-2 Restricted Retail District; that the proof presented indicates that the appellant Hellenic Society is chartered as an Illinois not-for-profit corporation and is part of a national organization; that the society is composed of over 150 families who pay membership dues; that the aim and purpose of the society is to provide activities which include the teaching of Greek culture, dancing, history, language and religion to Greek-American citizens and their children; that said activities and educational programs for the children of members are scheduled on Saturday afternoons and after normal school hours during the week and in the afternoons and evenings for adult members; that while one of the aims of the society is the teaching of the Greek religious faith and heritage, the society members, as members of the Greek Orthodox Church, do not hold church services on the premises; that the society's activities are analogous to non-profit clubs and fraternal organizations and dance and music schools, permitted uses in the B2 zone; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of

MINUTES OF MEETING

June 15, 1984

Cal. No. 222-84-A

the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a Greek Cultural Center in a one-story brick building, on premises at 3241-45 W. Bryn Mawr Avenue, upon condition that the building on the subject site shall be 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: Glenview Korean Presbyterian Church

CAL. NO. 223-84-A

APPEARANCES FOR:

MAP NO. 13-J

MINUTES OF MEETING

June 15, 1984

APPEARANCES AGAINST:

PREMISES AFFECTED— 3300 W. Bryn Mawr Avenue

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

ACTION OF BOARD—

Case continued to  
July 27, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

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

APPLICANT:

Lester S. Dickinson, Commissioner  
Department of Streets and Sanitation

CAL. NO. 224-84-S

APPEARANCES FOR:

Henry Weber

MAP NO. 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING  
June 15, 1984

PREMISES AFFECTED—

1633 W. Medill 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, Lester S. Dickinson, Commissioner, Department of Streets and Sanitation, on May 3, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a household waste transfer station in a one-story brick building, in an M3-3 Heavy Manufacturing District, on premises at 1633 W. Medill Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 30, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 10.3-3, 10.4-3 and 11.10-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15 1984 after due notice thereof by publication in the Chicago Tribune on May 25, 1984; and

WHEREAS, the district maps show that the premises are located in an M3-3 Heavy Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an M3-3 Heavy Manufacturing District in a City of Chicago former incinerator building; that the proposed operation consists of conventional City garbage trucks bringing ordinary household refuse to the subject site and transferring its load to semi-trailer trucks of greater capacity, which vehicles then haul the refuse to City dump sites near the City limits, thus enabling the City trucks to spend more time in the neighborhoods and generally reducing cost of refuse collection; that the proof presented indicates that the proposed use is necessary for the public convenience at this location in that the proposed site is part of the City's overall waste transfer operation, which uses are strategically located throughout Chicago, and is an integrated part of the City's household garbage removal and disposal system; that the public health, safety and welfare will be adequately protected in the conduct of said operation in that no liquid, hazardous, or special wastes shall be brought to the site and that the operation will be regulated and inspected daily by the City of Chicago, Department of Consumer Services, Environmental Division and conform to the regulations of the Illinois Environmental Protection Agency; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is located in that the use will be compatible with the type of

MINUTES OF MEETING

June 15, 1984

Cal. No. 224-84-S

industrial uses 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 permit the establishment of a household waste transfer station in a one-story brick building, on premises at 1633 W. Medill Avenue, upon condition that there shall be no liquid, hazardous, or special wastes brought to the subject site; that the proposed use shall at all times be maintained and conducted in compliance with the regulations of the City of Chicago, Department of Consumer Services, Environmental Division and the Illinois Environmental Protection Agency; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Lester S. Dickinson, Commissioner  
Department of Streets and Sanitation  
APPEARANCES FOR: Henry Weber  
APPEARANCES AGAINST:

CAL. NO. 225-84-S  
MAP NO. 26-D  
MINUTES OF MEETING  
June 15, 1984

PREMISES AFFECTED— 10301 S. Doty 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, Lester S. Dickinson, Commissioner, Department of Streets and Sanitation, on May 3, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a household waste transfer station in a one-story brick building, in an M3-3 Heavy Manufacturing District, on premises at 10301 S. Doty Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 30, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 10.3-3, 10-4-3 and 11.10-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1984 after due notice thereof by publication in the Chicago Tribune on May 25, 1984; and

WHEREAS, the district maps show that the premises are located in an M3-3 Heavy Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an M3-3 Heavy Manufacturing District in a City of Chicago former incinerator building; that the proposed operation consists of conventional City garbage trucks bringing ordinary household refuse to the subject site and transferring its load to semi-trailer trucks of greater capacity, which vehicles then haul the refuse to City dump sites near the City limits, thus enabling the City trucks to spend more time in the neighborhoods and generally reducing cost of refuse collection; that the proof presented indicates that the proposed use is necessary for the public convenience at this location in that the proposed site is part of the City's overall waste transfer operation, which uses are strategically located throughout Chicago, and is an integrated part of the City's household garbage removal and disposal system; that the public health, safety and welfare will be adequately protected in the conduct of said operation in that no liquid, hazardous, or special wastes shall be brought to the site and that the operation will be regulated and inspected daily by the City of Chicago, Department of Consumer Services, Environmental Division and conform to the regulations of the Illinois Environmental Protection Agency; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is located in that the use will be compatible with the type of

MINUTES OF MEETING  
June 15, 1984  
Cal. No. 225-84-S

industrial uses 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 permit the establishment of a household waste transfer station in a one-story brick building, on premises at 10301 S. Doty Avenue, upon condition that there shall be no liquid, hazardous, or special wastes brought to the subject site; that the proposed use shall at all times be maintained and conducted in compliance with the regulations of the City of Chicago, Department of Consumer Services, Environmental Division and the Illinois Environmental Protection Agency; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

Lester S. Dickinson, Commissioner  
Department of Streets and Sanitation

CAL. NO. 1-84-S

APPLICANT:

MAP NO. 8-G

APPEARANCES FOR:

Henry Weber

MINUTES OF MEETING

APPEARANCES AGAINST:

June 15, 1984

PREMISES AFFECTED-- 1400 W. Pershing Road

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, Lester S. Dickinson, Commissioner, Department of Streets and Sanitation, on December 12, 1983, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a household waste transfer station within a one-story brick building, in an M3-5 Heavy Manufacturing District, on premises at 1400 W. Pershing Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 31, 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 10.3-3 and 10.4-3(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1984 after due notice thereof by publication in the Chicago Tribune on January 4, 1984; and

WHEREAS, the district maps show that the premises are located in an M3-5 Heavy Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an M3-5 Heavy Manufacturing District in a City of Chicago former incinerator building; that the proposed operation consists of conventional City garbage trucks bringing ordinary household refuse to the subject site and transferring its load to semi-trailer trucks of greater capacity, which vehicles then haul the refuse to City dump sites near the City limits, thus enabling the City trucks to spend more time in the neighborhoods and generally reducing cost of refuse collection; that the proof presented indicates that the proposed use is necessary for the public convenience at this location in that the proposed site is part of the City's overall waste transfer operation, which uses are strategically located throughout Chicago, and is an integrated part of the City's household garbage removal and disposal system; that the public health, safety and welfare will be adequately protected in the conduct of said operation in that no liquid, hazardous, or special wastes shall be brought to the site and that the operation will be regulated and inspected daily by the City of Chicago, Department of Consumer Services, Environmental Division and conform to the regulations of the Illinois Environmental Protection Agency; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is located in that the use will be compatible with the type of

MINUTES OF MEETING

June 15, 1984

Cal. No. 1-84-S

industrial uses 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 permit the establishment of a household waste transfer station within a one-story brick building, on premises at 1400 W. Pershing Road, upon condition that there shall be no liquid, hazardous, or special wastes brought to the subject site; that the proposed use shall at all times be maintained and conducted in compliance with the regulations of the City of Chicago, Department of Consumer Services, Environmental Division and the Illinois Environmental Protection Agency; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Lester S. Dickinson, Commissioner  
Department of Streets and Sanitation  
APPEARANCES FOR: Henry Weber  
APPEARANCES AGAINST:

CAL. NO. 2-84-S  
MAP NO. 8-J  
MINUTES OF MEETING  
June 15, 1984

PREMISES AFFECTED— 3757 W. 34th 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, Lester S. Dickinson, Commissioner, Department of Streets and Sanitation, on December 12, 1983, filed an application for a special use for the approval of the location and the establishment of a household waste transfer station within a one-story brick building, in an M3-4 Heavy Manufacturing District, on premises at 3757 W. 34th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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, Sections 10.3-3 and 10.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1984 after due notice thereof by publication in the Chicago Tribune on January 4, 1984; and

WHEREAS, the district maps show that the premises are located in an M3-4 Heavy Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an M3-4 Heavy Manufacturing District in a City of Chicago former incinerator building; that the proposed operation consists of conventional City garbage trucks bringing ordinary household refuse to the subject site and transferring its load to semi-trailer trucks of greater capacity, which vehicles then haul the refuse to City dump sites near the City limits, thus enabling the City trucks to spend more time in the neighborhoods and generally reducing cost of refuse collection; that the proof presented indicates that the proposed use is necessary for the public convenience at this location in that the proposed site is part of the City's overall waste transfer operation, which uses are strategically located throughout Chicago, and is an integrated part of the City's household garbage removal and disposal system; that the public health, safety and welfare will be adequately protected in the conduct of said operation in that no liquid, hazardous, or special wastes shall be brought to the site and that the operation will be regulated and inspected daily by the City of Chicago, Department of Consumer Services, Environmental Division and conform to the regulations of the Illinois Environmental Protection Agency; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is located in that the use will be compatible with the type of

MINUTES OF MEETING

June 15, 1984

Cal. No. 2-84-S

industrial uses 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 permit the establishment of a household waste transfer station within a one-story brick building, on premises at 3757 W. 34th Street, upon condition that there shall be no liquid, hazardous, or special wastes brought to the subject site; that the proposed use shall at all times be maintained and conducted in compliance with the regulations of the City of Chicago, Department of Consumer Services, Environmental Division and the Illinois Environmental Protection Agency; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Metro Scavenger Service, Inc.  
 APPEARANCES FOR: George Michaels  
 APPEARANCES AGAINST: John F. Ward, Jr.

CAL. NO. 17-84-A  
 MAP NO. 8-I  
 MINUTES OF MEETING  
 June 15, 1984

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

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, Metro Scavenger Service, Inc., for New Plan Realty, owner, on December 7, 1983, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize an existing waste transfer station at the rear of an industrial terminal, in an M2-3 General Manufacturing District, on premises at 2750 W. 35th Street (rear); and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 6, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in an M2-3 General Manufacturing District at the rear of an existing industrial terminal; that the proof presented indicates that the said waste transfer station has been in operation at the subject site for 37 years; that in the waste transfer operation, ordinary garbage pick-up trucks bring refuse to the subject site, where it is then unloaded and reloaded into greater capacity transfer vehicles and taken to a landfill site; that the use has been established at the site prior to the requirement of a Special Use, and that the appellant has established the basis of their appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize an existing waste transfer station at the rear of an industrial terminal, on premises at 2750 W. 35th Street (rear); upon condition that the following provisions agreed to with Campbell Soup Company are complied with: that within 90 days of this Resolution, the appellant shall erect a cyclone fence, equipped with gates, from the wall leading up to Interstate 55 on the north to the northwest corner of Campbell Soup Company's warehouse on the south; that the appellant shall keep its trucks and other equipment on the west side of said fence; that the appellant

MINUTES OF MEETING

June 15, 1984

Cal. No. 17-84-A

shall keep the rear west and north of said warehouse clear of waste and refuse matter of any kind; that the appellant shall clean its premises at the end of each day; and that the appellant shall continue its new rodent control program with Ballantyne Pest Control, Inc.; 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: Grace Episcopal Church

APPEARANCES FOR:

APPEARANCES AGAINST:

CAL. NO. 36-84-S

MAP NO. 2-F

MINUTES OF MEETING

June 15, 1984

PREMISES AFFECTED— 637-41 S. Dearborn Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
September 21, 1984.

THE VOTE

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

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

APPLICANT: The Woodlawn Organization  
 APPEARANCES FOR: John J. Lawlor  
 APPEARANCES AGAINST: Mattie Butler, et al.  
 PREMISES AFFECTED— 1447 E. 65th Street  
 SUBJECT— Application for the approval of a special use.

CAL. NO. 102-84-S  
 MAP NO. 16-D  
 MINUTES OF MEETING  
 June 22, 1984 and  
 July 27, 1984

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
Abstain		

THE RESOLUTION:

WHEREAS, The Woodlawn Organization, for Ladies of Loretto, owner, on February 24, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a transitional shelter facility on the fourth floor of a four-story brick school building, in an R5 General Residence District, on premises at 1447 E. 65th Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.4-5 and 7.4-3(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on June 22, 1984 after due notice thereof by publication in the Chicago Tribune on March 12, 1984; and

WHEREAS, Member Cullen, pursuant to statute, has read the transcript of the proceedings of the June 22, 1984 meeting; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R5 General Residence District; that on March 30, 1984 the Board granted special use applications for the approval of the locations and the establishment of temporary overnight and transitional shelter facilities at various locations in the City of Chicago (Calendar Numbers 100-84-S, 101-84-S, 103-84-S, 105-84-S, 106-84-S); that the testimony presented by Elizabeth Hollander, Commissioner of the Department of Planning, at the public hearing on March 30, 1984, on the report of the "Task Force on the Homeless" is hereby made part of the record in this case; that a transitional shelter facility is defined in Chapter 78.3-1 of the Municipal Code of Chicago as a "building, or portion thereof, in which temporary residential accommodations are provided for three or more persons who are not related to the owner, operator, manager or other occupants thereof"; and that Chapter 78.3-4 states that "no person shall remain as a resident in any transitional shelter for a period in excess of 120 consecutive days"; that the proof presented indicates that the applicant proposes to establish a 24-bed transitional shelter facility for women and children on the fourth floor of the

## MINUTES OF MEETING

June 22, 1984 and July 27, 1984

Cal. No. 102-84-S

west wing of the building on the subject site, formerly occupied by Loretto Academy; that in Cal. No. 228-84-S the applicant also proposes to establish an alcoholic detoxification transitional shelter facility within the basement, first and second floors of the east wing of the building on the subject site; that the proposed transitional shelter facility and the proposed alcoholic detoxification transitional shelter facility will maintain separate entries on E. 65th Street and separate emergency exits; that there will be no mingling of clients served by each of the proposed facilities in first floor waiting room areas; that the proposed uses will be maintained as strictly separate facilities serving completely distinct clients; that a panic bar alarm will be installed on the west wall emergency exit door; that professional staff persons will be on the premises 24 hours daily; that security guards will be on the premises 24 hours daily; that the establishment of a transitional shelter facility is necessary for the public convenience at this location to fulfill intermediate shelter needs of the community; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use under the conditions hereinafter set forth and that the facility will meet all applicable provisions of the Municipal Code of Chicago governing the establishment of transitional shelter facilities; that the proposed use of the building on the subject site as a transitional shelter facility is consistent with the historical use of the premises as an educational institution and that the proposed use 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 24-bed transitional shelter facility on the fourth floor of the west wing of a four-story brick school building on premises at 1447 E. 65th Street, upon condition that the building is brought into compliance with all applicable building code requirements; that the premises shall not be used as a transitional shelter until the building complies with all applicable code requirements; that the proposed transitional shelter facility and the proposed alcoholic detoxification shelter facility shall maintain separate entries on E. 65th Street and separate emergency exits; that a panic bar alarm shall be installed on the emergency exit door located on the west wall of the building; that there shall be no mingling of clients served by each of the proposed facilities in first floor waiting room areas; that the proposed uses shall be maintained as separate facilities serving completely distinct clients; that there shall be professional staff persons on the premises 24 hours daily; that 24-hour security guards shall be on the premises daily; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the granting of this special use runs only to the applicant herein and if said applicant vacates the subject property or transfers the transitional shelter facility to another group or association or to the alcoholic detoxification shelter facility located within the basement, first and second floors of the east wing of the building, the special use at the subject site granted herein shall become null and void; and be it further

RESOLVED, that any deviation from the specified use of the fourth floor of the west wing of the building as a 24-bed transitional shelter facility for women and children or any increase in beds or the number of clients to be served, as stated by the applicant and delineated herein, shall cause the special use granted to immediately become null and void.

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

APPLICANT: Bickerdike Redevelopment Corp.

CAL. NO. 115-84-Z

APPEARANCES FOR:

MAP NO. 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING  
June 15, 1984

PREMISES AFFECTED— 2115 and 2117 W. Crystal Street

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

ACTION OF BOARD—

Case continued to  
July 27, 1984.

THE VOTE

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

AFFIRMATIVE			NEGATIVE			ABSENT		
Abstain								
						x		
x								
x								

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

APPLICANT: Gertrude Lempp Kerbis

CAL. NO. 121-84-Z

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING

June 15, 1984

PREMISES AFFECTED— 335-39 W. Webster Avenue

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

ACTION OF BOARD—

Case continued to  
July 27, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

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

APPLICANT: Goggin & Furda

CAL. NO. 140-84-Z

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING

June 15, 1984

PREMISES AFFECTED— 2122 N. Hudson Street

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

ACTION OF BOARD—

Case continued to  
July 27, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
Abstain		
		x
x		
x		

MINUTES OF MEETING

June 15, 1984

Cal. No. 170-83-S

Mr. James M. Kane, for Hilton Hotels Corporation, filed a request for a 12-month extension of time to secure all necessary permits for the erection of an 8-story addition, including 7 stories of accessory off-street parking, to the rear of a multi-story hotel building, partly in a B6-7 Restricted Central Business District and partly in a C3-6 Commercial-Manufacturing District, on premises at 720 S. Michigan Avenue, for which a special use was granted on June 24, 1983, in Cal. No. 170-83-S. Mr. Kane also requested that the extension of time, and all rights attendant with said special use, be transferred to Chicago Hilton Joint Venture, the pending owner.

Chairman Guthman moved that the request be granted and that time for securing all necessary permits be extended to June 24, 1985, and that the extension of time and all rights attendant with the special use be transferred to Chicago Hilton Joint Venture.

The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

June 15, 1984

Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in special meeting on June 22, 1984.

Marion Rest  
Secretary

MINUTES OF THE SPECIAL MEETING OF THE  
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, June 22, 1984

at 2:00 P.M.

The following members were present:

Jack Guthman Chairman  
Michael J. Howlett

MINUTES OF MEETING

June 22, 1984

Chairman Jack Guthman informed the applicants that due to the absence of Mr. Keane and Mr. Cullen, a required quorum of three members did not exist. Mr. Guthman stated that the absent members would read the transcript of today's proceedings and that the Board would then vote on the respective cases before the start of its regular meeting on July 27, 1984.

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The present members thereupon held its specially set hearing.

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

APPLICANT: W & R Amusement

CAL. NO. 178-84-A

APPEARANCES FOR:

MAP NO. 12-E

APPEARANCES AGAINST:

MINUTES OF MEETING

June 22, 1984

PREMISES AFFECTED— 123 E. 47th Street

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

ACTION OF BOARD—

Case dismissed.

THE VOTE

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT

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

APPLICANT: W & R Amusement

CAL. NO. 179-84-A

APPEARANCES FOR:

MAP NO. 18-G

APPEARANCES AGAINST:

MINUTES OF MEETING

June 22, 1984

PREMISES AFFECTED— 1216 W. 79th Street

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

ACTION OF BOARD—

THE VOTE

Case dismissed.

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

AFFIRMATIVE	NEGATIVE	ABSENT

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

APPLICANT: Esther Graves

APPEARANCES FOR: Frank Bergant

APPEARANCES AGAINST:

CAL. NO. 180-84-A

MAP NO. 11-M

MINUTES OF MEETING

June 22, 1984

PREMISES AFFECTED— 4644 N. Central Avenue

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

ACTION OF BOARD—

Case dismissed.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT

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

APPLICANT: Lloyd Williams  
APPEARANCES FOR: Wilma Roberts  
APPEARANCES AGAINST:

CAL. NO. 181-84-A  
MAP NO. 18-G  
MINUTES OF MEETING  
June 22, 1984

PREMISES AFFECTED— 7332 S. Halsted Street  
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case dismissed.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT

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

APPLICANT: Richard C. West  
APPEARANCES FOR: Richard C. West  
APPEARANCES AGAINST:

CAL. NO. 182-84-A  
MAP NO. 20-G  
MINUTES OF MEETING  
June 22, 1984

PREMISES AFFECTED— 8001 S. Ashland Avenue  
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case Dismissed

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT

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

APPLICANT: Michael Love

CAL. NO. 183-84-A

APPEARANCES FOR: Michael Love

MAP NO. 18-G

APPEARANCES AGAINST:

MINUTES OF MEETING

June 22, 1984

PREMISES AFFECTED— 7338 S. Halsted Street

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

ACTION OF BOARD—

Case dismissed.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT

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

APPLICANT: Vernon Joyner

CAL. NO. 184-84-A

APPEARANCES FOR:

MAP NO. 1-H

APPEARANCES AGAINST:

MINUTES OF MEETING

June 22, 1984

PREMISES AFFECTED— 204 N. Damen Avenue

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

ACTION OF BOARD—

Case Dismissed

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT

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

APPLICANT: Dancing Wheels Roller Rink

CAL. NO. 226-84-A

APPEARANCES FOR:

MAP NO. 12-K

APPEARANCES AGAINST:

MINUTES OF MEETING

June 22, 1984

PREMISES AFFECTED— 4150 W. 55th Street

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

ACTION OF BOARD—

THE VOTE

Case dismissed.

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

AFFIRMATIVE	NEGATIVE	ABSENT

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

APPLICANT: Michael Bell

CAL. NO. 227-84-A

APPEARANCES FOR:

MAP NO. 30-F

APPEARANCES AGAINST:

MINUTES OF MEETING  
June 22, 1984

PREMISES AFFECTED— 539 W. 123rd Street

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

ACTION OF BOARD—

Case dismissed.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT

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

APPLICANT: The Woodlawn Organization  
 APPEARANCES FOR: John J. Lawlor  
 APPEARANCES AGAINST: Mattie Butler, et al.  
 PREMISES AFFECTED— 1447 E. 65th Street  
 SUBJECT— Application for the approval of a special use.

CAL. NO. 228-84-S  
 MAP NO. 16-D  
 MINUTES OF MEETING  
 June 22, 1984 and  
 July 27, 1984

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
Abstain		

THE RESOLUTION:

WHEREAS, The Woodlawn Organization, for Loretto Academy, owner, on March 25, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an alcoholic detoxification transitional shelter facility within the basement, first and second floors of the east wing of a four-story brick school building, in an R5 General Residence District, on premises at 1447 E. 65th Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.4-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on June 22, 1984 after due notice thereof by publication in the Chicago Tribune on June 4, 1984; and

WHEREAS, Member Cullen, pursuant to statute, has read the transcript of the proceedings of the June 22, 1984 meeting; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R5 General Residence District; that on March 30, 1984 the Board granted special use applications for the approval of the locations and the establishment of temporary overnight and transitional shelter facilities at various locations in the City of Chicago (Calendar Numbers 100-84-S, 101-84-S, 103-84-S, 105-84-S, 106-84-S); that the testimony presented by Elizabeth Hollander, Commissioner of the Department of Planning, at the public hearing on March 30, 1984, on the report of the "Task Force on the Homeless" is hereby made part of the record in this case; that a transitional shelter facility is defined in Chapter 78.3-1 of the Municipal Code of the City of Chicago as a "building, or portion thereof, in which temporary residential accommodations are provided for three or more persons who are not related to the owner, operator, manager or other occupants thereof"; and that Chapter 78.3-4 states "no person shall remain as a resident in any transitional shelter for a period in excess of 120 consecutive days"; that the proof presented indicates that the applicant proposes to establish a 30-bed alcoholic detoxification transitional shelter facility within the basement, first and second floors of the east wing of the building on the subject site, formerly occupied by

## MINUTES OF MEETING

June 22, 1984 and July 27, 1984  
Cal. No. 228-84-S

Loretto Academy; that it is proposed to use the basement of the building containing a maximum of 10 beds as a receiving and holding area for clients, the first floor as administration and visiting rooms, and the second floor for sleeping area with a maximum of 20 beds; that the applicant provides an 8 to 12 hour alcoholic detoxification program for clients and a 5-day or 21-day rehabilitation program after detoxification; that in Calendar No. 102-84-S the applicant also proposes to establish a 24-bed transitional shelter facility for women and children on the fourth floor of the west wing of the building on the subject site; that the proposed alcoholic detoxification transitional shelter facility and the proposed transitional shelter for women and children will maintain separate entries on E. 65th Street and separate emergency exits; that there will be no mingling of clients served by each of the proposed facilities in first floor waiting room areas; that the proposed uses will be maintained as strictly separate facilities serving completely distinct clients; that professional staff persons will be on the premises 24 hours daily; that security guards will be on the premises 24 hours daily; that the establishment of an alcoholic detoxification transitional shelter facility is necessary for the public convenience at this location to fulfill a need in the community; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use under the conditions hereinafter set forth and that the facility will meet all applicable provisions of the Municipal Code governing the establishment of transitional shelter facilities; that the proposed use of the building on the subject site as an alcoholic detoxification transitional shelter facility is consistent with the historical use of the premises as an educational institution and that the proposed use 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 30-bed alcoholic detoxification transitional shelter facility within the basement, first and second floors of the east wing of a four-story brick school building on premises at 1447 E. 65th Street, upon condition that the building is brought into compliance with all building code requirements; that the premises shall not be used as an alcoholic detoxification transitional shelter until the building complies with all applicable code requirements; that the proposed alcoholic detoxification shelter facility and the proposed transitional shelter facility for women and children shall maintain separate entries on E. 65th Street and separate emergency exits; that a panic bar alarm shall be installed on the emergency door located on the south wall of the building; that there shall be no mingling of clients served by each of the proposed facilities in first floor waiting room areas; that the proposed uses shall be maintained as separate facilities serving completely distinct clients; that there shall be professional staff persons on the premises 24 hours daily; that 24-hour security guards shall be on the premises daily; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the granting of this special use runs only to the applicant herein and if said applicant vacates the subject property or transfers the alcoholic detoxification shelter facility activities to another group or association or to the transitional shelter facility for women and children located on the fourth floor of the west wing of the building, the special use at the subject site granted herein shall become null and void; and be it further

RESOLVED, that any deviation from the specified use of the basement, first and second floors of the east wing of the building as a 30-bed alcoholic detoxification transitional shelter facility or any increase in beds or the number of clients to be served, as stated by the applicant and delineated herein, shall cause the special use granted to immediately become null and void.

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

APPLICANT: Chicago Mental Health Foundation  
 APPEARANCES FOR: John J. Pikarski, Jr.  
 APPEARANCES AGAINST: Mattie Butler, et al.  
 PREMISES AFFECTED— 6140 S. Drexel Avenue  
 SUBJECT— Application for the approval of a special use.

CAL. NO. 104-84-S  
 MAP NO. 14-D  
 MINUTES OF MEETING  
 June 22, 1984 and  
 July 27, 1984

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
Abstain		

THE RESOLUTION:

WHEREAS, Chicago Mental Health Foundation, for Drexel Home, Inc., owner, on March 6, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 50-bed transitional shelter facility in a four-story brick building formerly used as a home for the aged, in an R5 General Residence District, on premises at 6140 S. Drexel Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.4-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on June 22, 1984 after due notice thereof by publication in the Chicago tribune on March 12, 1984; and

WHEREAS, Member Cullen, pursuant to statute, has read the transcript of the proceedings of the June 22, 1984 meeting; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R5 General Residence District; that on March 30, 1984 the Board granted special use applications for the approval of the location and the establishment of temporary overnight and transitional shelter facilities at various locations in the City of Chicago (Calendar Numbers 100-84-S, 101-84-S, 103-84-S, 105-84-S, 106-84-S); that the testimony presented by Elizabeth Hollander, Commissioner of the Department of Planning, at the public hearing on March 30, 1984, on the report of the "Task Force on the Homeless" is hereby made part of the record in this case; that a transitional shelter facility is defined in Chapter 78.3-1 of the Municipal Code of the City of Chicago as a "building, or portion thereof, in which temporary residential accommodations are provided for three or more persons who are not related to the owner, operator, manager or other occupants thereof"; and that Chapter 78.3-4 states "no person shall remain as a resident in any transitional shelter facility for a period in excess of 120 consecutive days"; that the proof presented indicates that the applicant proposes to establish a 50-bed transitional shelter facility on the second, third and fourth floors of the four-story brick building on the subject site, formerly occupied as a home for the aged; that the first floor

## MINUTES OF MEETING

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Cal. No. 104-84-S

of the building will be occupied by social service programs such as family crisis counselling and young mother pre-parenting classes; that the proposed 50-bed transitional shelter facility will provide temporary residential accommodations for physically handicapped clients only; that there will be professional staff persons and security guards on the premises 24 hours daily; that the establishment of a transitional shelter facility for the physically handicapped is necessary for the public convenience at this location to fulfill a need in the community; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use under the conditions hereinafter set forth and that the facility will meet all applicable provisions of the Municipal Code governing the establishment of transitional shelter facilities; that the proposed use of the building on the subject site as a transitional shelter facility for the physically handicapped is consistent with the historical use of the premises as a home for the aged and that the proposed use 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 transitional shelter facility limited to 50 beds for physically handicapped clients only, on the second, third and fourth floors in a four-story brick building formerly used as a home for the aged on premises at 6140 W. Drexel Avenue, upon condition that the building is brought into compliance with all applicable building code requirements; that the premises shall not be used as a shelter until the building complies with all applicable code requirements; that no part of the first floor shall be used as a transitional shelter facility; that there shall be professional staff persons and security guards on the premises 24 hours daily; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the granting of this special use runs only to the applicant herein and if said applicant vacates the subject property or transfers the transitional shelter activity to another group or association the special use at the subject site granted herein shall become null and void; and be it further

RESOLVED, that any deviation from the specified use of the subject premises as a 50-bed transitional shelter facility for physically handicapped clients only or any increase in beds or the number of clients to be served, as stated by the applicant and delineated herein, shall cause the special use granted to immediately become null and void.

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

APPLICANT: Concerned Young People, Ltd.  
 APPEARANCES FOR: Daniel L. Houlihan  
 APPEARANCES AGAINST: Mattie Butler, et al.  
 PREMISES AFFECTED— 6153-59 S. Greenwood Avenue  
 SUBJECT— Application for the approval of a special use.

CAL. NO. 126-84-S  
 MAP NO. 14-D  
 MINUTES OF MEETING  
 June 22, 1984 and  
 July 27, 1984

ACTION OF BOARD—

Application denied, for lack of three affirmative votes.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
Abstain		

THE RESOLUTION:

WHEREAS, Concerned Young People, Ltd., for John W. Perry, owner, on March 22, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a transitional shelter facility in a three-story brick apartment building, in an R5 General Residence District, on premises at 6153-59 S. Greenwood Avenue; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special hearing held on June 22, 1984 after due notice thereof by publication in the Chicago Tribune on March 28, 1984; and

WHEREAS, Member Cullen, pursuant to statute, has read the transcript of the proceedings of the June 22, 1984 meeting; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R5 General Residence District; that on March 30, 1984, the Board granted special special use applications for the approval of the location and the establishment of temporary overnight and transitional shelter facilities at various locations in the City of Chicago (Calendar Numbers 100-84-S, 101-84-S, 103-84-S, 105-84-S, 106-84-S); that the testimony presented by Elizabeth Hollander, Commissioner of the Department of Planning, at the public hearing on March 30, 1984, on the report of the "Task Force on the Homeless" is hereby made part of the record in this case; that a transitional shelter facility is defined in Chapter 78-3-1 of the Municipal Code of Chicago as a "building, or portion thereof, in which temporary residential accommodations are provided for three or more persons who are not related to the owner, operator, manager or other occupants thereof"; and that Chapter 78.3-4 states "no person shall remain as a resident in any transitional shelter for a period in excess of 120 consecutive days"; that the proof presented indicates that the subject property is located within an area of the city where there is a critical need for transitional shelter, as stated in a report prepared by the "Task Force on Emergency Shelter" entitled "Homelessness in Chicago"; that the applicant proposes to establish a transitional shelter facility within the vacant three-story brick 12-unit apartment building on the subject site; that the facility will provide emergency shelter for homeless women, children and families for a maximum of 36 persons not to exceed durations of 120 days; that there will be three professional staff persons on the premises at all times and that 24-hour security guard protection will be provided;

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that the building will be renovated to meet all applicable building codes of the City of Chicago;

WHEREAS, Chairman Guthman moved that the Board grant the requested special use, finding that there was substantial evidence indicating the need for a transitional shelter for women, children and families in this area. Upon being put to a vote, member Howlett concurred. Member Cullen voted in the negative. Member Keane abstained. The application thereby failed to receive the necessary three affirmative votes; it is therefore

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

MINUTES OF MEETING

June 22, 1984

The Board adjourned to meet in regular meeting on July 27, 1984.

Marian Rest

Secretary