

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, October 19, 1984

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

The following were present and constituted a quorum:

Jack Guthman
 Chairman
Michael J. Howlett
Thomas P. Keane

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Mr. Keane moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board held on September 21, 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.

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: M-K Signs, Inc.
 APPEARANCES FOR: Peter Rock
 APPEARANCES AGAINST:

CAL. NO. 349-84-S
 MAP NO. 15-J
 MINUTES OF MEETING
 October 19, 1984

PREMISES AFFECTED— 3900 W. Peterson Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, M-K Signs, Inc., for Felician Sisters of Illinois, owner, on Septmeber 18, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a high school bulletin board sign, 50 sq. ft. in an area with an overall height of 16 ft., situated at the southwest corner of the Good Counsel High School property approximately 6 ft. north of W. Peterson Avenue and 30 ft. east of N. Pulaski Road, in an R2 Single Family Residence District, on premises at 3900 W. Peterson Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 1984 after due notice thereof by publication in the Chicago Tribune on October 1, 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 that in this case the proposed use is to be located in an R2 Single Family Residence District; that the applicant proposes to erect a double-faced, movable letter identification and bulletin board sign, 50 square feet in area and 16 feet high, on the southwest corner of the lot on which Good Counsel High School is located; that the proof presented indicates that the proposed bulletin board sign is necessary for the public convenience at this location to advise the community of activities and special events held at Good Counsel High School; that the public health, safety and welfare will be adequately protected in that the proposed sign is located inside school property behind a cyclone fence and set back an adequate distance from W. Peterson Avenue and N. Pulaski Road; and that the proposed use is compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is located; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the erection of a high school bulletin board

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sign, 50 square feet in area with an overall height of 16 feet, situated at the southwest corner of the Good Counsel High School property approximately 6 feet north of West Peterson Avenue and 30 feet east of N. Pulaski Road, on premises at 3900 W. Peterson 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: Barbara J. Marino
 APPEARANCES FOR: Daniel L. Houlihan
 APPEARANCES AGAINST:

CAL. NO. 350-84-S
 MAP NO. 14-I
 MINUTES OF MEETING
 October 19, 1984

PREMISES AFFECTED— 6100-10 S. Western 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, Barbara J. Marino, for Dunkin' Donuts of America, Inc., on September 11, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through service in conjunction with a Dunkin' Donut Shop presently under construction, in a B4-2 Restricted Service District, on premises at 6100-10 S. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 11, 1984 reads:
 "Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.3-4(4)(6)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 1984 after due notice thereof by publication in the Chicago Tribune on October 1, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-2 Restricted Service District; that on September 6, 1984 the City Council rezoned the subject site from B2-2 to B4-2; that on July 1, 1984 a new ordinance became effective which requires a special use under the zoning ordinance for establishments of the "drive-in" or "drive-through" type in B4 districts; that the proof presented indicates that a building permit was issued on August 3, 1984 to construct a Dunkin' Donuts Shop on the subject site, which building is presently under construction; that it is proposed to provide drive-up service in conjunction with said use; that the proposed drive-through use is necessary for the public convenience at this location to provide an additional service prevalent in today's fast food operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through use which will provide lighted directional ingress and egress signs and which ingress and egress will be determined by the Bureau of Traffic Engineering and Operations; and that the proposed use is compatible with the existing businesses in the area, some of which provide similar drive-through facilities, and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a drive-through service in conjunction with a Dunkin' Donuts Shop presently under construction, on premises at 6100-10 S. Western Avenue, upon condition that the ingress and egress to the subject site shall be determined by the Bureau of Traffic Engineering and Operations; that lighted directional signs shall be erected at the established entrances and exits to the subject site; that a lighted "Drive-Through Customers Only" sign shall be erected at the entrance to the drive-up service lane and a double-faced lighted "Stop - Do No Enter" sign shall be erected at the exit; 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: General Parking Corporation
 APPEARANCES FOR: Stuart Glicken
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 601-27 W. Lake Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 351-84-S
 MAP NO. 1-F
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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, General Parking Corporation, for Lake Shore National Bank, Tr. #1707, owner, on September 18, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 167 space attendant public parking lot for the parking of private passenger automobiles, in a C3-5 Commercial-Manufacturing District, on premises at 601-27 W. Lake Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 1984, after due notice thereof by publication in the Chicago Tribune on October 1, 1984; and

WHEREAS, the district maps show that the premises are located in a C3-5 Commercial-Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a C3-5 Commercial District; that the proof presented indicates that a parking lot at this location is necessary for the public convenience in that this is a high density area with a great need for public parking; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot, with a terminal date of October 19, 1989, with an interim review by the Board in October, 1987, will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a 167-space attendant public parking lot for the parking of private passenger automobiles, on premises at 601-627 W. Lake Street, upon condition that no use shall be made of the premises for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely

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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 a chain link fence and concrete curbing shall be erected on the periphery of the surfaced area; that lighting shall be provided; that ingress and egress shall be determined by the Bureau of Traffic Engineering and Operations; that the alley abutting the subject site shall not be used for ingress nor for egress; that the driveways shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that the hours of operation shall be limited to the hours between 6 A.M. and Midnight; that the lot shall be securely locked at all times it is not in operation; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with; and be it further

RESOLVED, that the use of the premises as a parking lot shall terminate five years from the date hereof, on October 19, 1989, subject to the condition that the Zoning Board of Appeals shall retain jurisdiction over this application during the entire term and shall undertake an interim review of this matter in October, 1987, without further public notice of public hearing, for the purpose of determining whether the conditions of this resolution are being complied with at such date, notice of such review to be given to the applicant, which notice shall include a time and place at which the applicant may present evidence.

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

APPLICANT: Mid-City Parking, Inc.
 APPEARANCES FOR: Daniel J. Pierce
 APPEARANCES AGAINST:

CAL. NO. 352-84-S
 MAP NO. 2-F
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PREMISES AFFECTED— 430 S. Jefferson 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, Mid-City Parking, Inc., for Illinois Department of Transportation, owner, on September 17, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a self-park public parking lot for the parking of private passenger automobiles, in a C3-5 Commercial-Manufacturing District, on premises at 430 S. Jefferson Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 1984 after due notice thereof by publication in the Chicago Tribune on October 1, 1984; and

WHEREAS, the district maps show that the premises are located in a C3-5 Commercial-Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a C3-5 Commercial-Manufacturing District; the the proof presented indicates that the subject site is located under the Congress Expressway and extends approximately 162 feet on S. Jefferson Street between W. Congress Service Drive and W. Tilden Service Drive; that a parking lot at this location is necessary for the public convenience in that this is a high density area with a demand for public parking; 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 facility is located in an area for which no other use can be made of the site and is compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is located; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a self-park public parking lot for the parking of private passenger automobiles, on premises at 430 S. Jefferson Street, upon condition that no use shall be made of the premises for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the

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parking of private passenger automobiles and that no commercial vehicles shall be parked upon the 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 a chain-link fence and concrete curbing shall be erected on the periphery of the surfaced area; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be from S. Jefferson Street; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: "Cathedral of Love" Church
 APPEARANCES FOR: Helen Slimak
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 333 E. 75th Street
 SUBJECT— Application for the approval of a special use.
 ACTION OF BOARD—

CAL. NO. 353-84-S
 MAP NO. 18-E
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THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

Application approved.

THE RESOLUTION:

WHEREAS, "Cathedral of Love" Church, owner, on September 19, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an accessory off-site parking lot for 21 automobiles, in a B4-1 Restricted Service District to satisfy the parking requirements for an existing 221 seat church building located at 348-60 E. 75th Street, on premises at 333 E. 75th Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 1984 after due notice thereof by publication in the Chicago Tribune on October 1, 1984; and

WHEREAS, the district maps show that the premises are located in a B4-1 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-1 Restricted Service District; that on May 24, 1960, Cal. No. 212-60-S, the Board approved the establishment of the applicant church in an existing one-story brick building at 348-60 E. 75th Street; that on-site parking for five automobiles is provided; that the proof presented indicates that the proposed parking lot is necessary for the public convenience to fulfill the additional parking requirements necessitated by the growth of the congregation; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed facility to be improved and operated under the conditions hereinafter set forth; and that the proposed use is compatible with the business improvements on E. 75th Street and will not cause substantial injury to the value of other property in the neighborhood in which it is located; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of an accessory off-site parking lot for 21 automobiles, on premises at 333 E. 75th Street, to satisfy the parking requirements,

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together with on-site parking, for the proposed seating capacity of an existing church building at 348-60 E. 75th Street, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles or buses shall be parked upon said lot at any time; that a 20 feet by 20 feet landscaped area shall be provided at the southeast corner of the subject site; that the balance of the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that there shall be no runoff onto adjoining properties; that the lot shall be completely enclosed with a 6 feet high open wire fence and set back three-and-a-half feet from the south lot line; that the portion of the fence located at the southwest corner of the lot shall be slatted in each direction for a distance of approximately 40 feet so as to effectively screen the parking lot from the adjoining properties to the south and west; that steel beam guard rails approximately 2 feet in height shall be erected within the fenced area along the east and west sides; that the parking stalls shall be designated with striping; that ingress and egress shall be from E. 75th Street; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that lighting shall be provided deflecting away from abutting residential properties; that the lot shall be securely locked at all times when services and activities are not being conducted at the applicant church; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order and with Section 5.8-5 of the zoning ordinance. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: Bonnie Herman Radtke and Thomas Radtke
 APPEARANCES FOR: Bonnie Herman Radtke, Ronald W. Backhaus
 APPEARANCES AGAINST:

CAL. NO. 354-84-Z
 MAP NO. 3-E
 MINUTES OF MEETING
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PREMISES AFFECTED— 1412 N. Astor Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Bonnie Herman Radtke and Thomas Radtke, for Harris Trust Bank, Tr. #34612, owner, on September 17, 1984, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a one-story 22 feet by 35 feet room addition above an existing garage attached to the rear of a three-and-a-half story brick single family residence, with no rear yard instead of 30 feet, on premises at 1412 W. Astor Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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 7.8-5 and 7.9-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 1984 after due notice thereof by publication in the Chicago Tribune on October 1, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R5 General Residence District; that the proof presented indicates that the existing three-and-a-half story brick single family residence is located in the Astor Street Landmark District and in an area that was down-zoned by the City Council from R7 to R5 on September 12, 1979; that the applicants propose to construct a one-story 22 feet by 35 feet addition above an existing attached garage, containing one bedroom, one bathroom and a connecting stairway to the first and second floors of the existing single family residence; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to meet the needs of the applicants' family; that the plight of the owner is due to unique circumstances in that any addition, other than requested, would violate the intention of the Astor Street Landmark status; that the variation, if granted, will not alter the essential character of the locality, in that the proposed addition, which maintains the building lines of the existing attached garage and adjoins property which was granted a similar rear yard variation, will not impair an adequate supply of light and air to the abutting properties and will be compatible with the essential character of the existing improvements

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in the area; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a one-story 22 feet by 35 feet room addition above an existing garage attached to the rear of a three-and-a-half story brick single family residence, with no rear yard instead of 30 feet, on premises at 1412 N. Astor Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Angelo and Enzo Pagni
 APPEARANCES FOR: Thomas Murphy
 APPEARANCES AGAINST: Joseph Kotlarz, et al.

CAL. NO. 355-84-S
 MAP NO. 9-K
 MINUTES OF MEETING
 October 19, 1984

PREMISES AFFECTED— 3942 N. Kenneth Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application denied.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Angelo and Enzo Pagni, for Northwest National Bank, Tr. #10-073120-7, owner, on August 31, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an on-site automobile parking lot, partially located in an R3 General Residence District, to the south side of and accessory to a restaurant at 4441 W. Irving Park Road, on premises at 3942 N. Kenneth Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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, Sections 8.3-4, 8.11-1 and 7.4-1(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 1984 after due notice thereof by publication in the Chicago Tribune on October 1, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be partially located in an R3 General Residence District; that the applicants operate a restaurant with on-site parking at 4441 W. Irving Park Road, in a B4 District; that it is proposed to extend the existing on-site parking area 37 feet south into an R3 General Residence District; that proof was presented to indicate that the establishment of a parking lot in a residence district would cause substantial injury to the value of the residential properties in the neighborhood; that the proposed use is not compatible with the residential character of N. Kenneth Avenue; and that the establishment of a parking lot at this location for the use of the customers of a restaurant would depreciate the value of nearby residential properties and is not in the public interest; it is therefore

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

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

APPLICANT: Loop Recycling, Inc. and D & D Disposal Service, a Joint Venture
 APPEARANCES FOR: Jerome H. Torshen & Robert Slobig
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 2203-2323 S. Laflin Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 356-84-S
 MAP NO. 6-G
 MINUTES OF MEETING
 October 19, 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, Loop Recycling, Inc., and D & D Disposal Service, a Joint Venture, for Chicago Title and Trust Co., Tr. #1084876, owner, on September 21, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a waste transfer station in a one-story brick building located on the southern portion of the lot, in an M3-4 Heavy Manufacturing District, on premises at 2203-2323 S. Laflin Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 10, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 10.4-3 and 10.4-2(4)."

and

WHEREAS, a public hearing will be held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 1984 after due notice thereof by publication in the Chicago Tribune of October 1, 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 that in this case the proposed use is to be located in an M3-4 Heavy Manufacturing District; that the proof presented indicates that the applicant companies pick up solid waste refuse such as paper, cardboard and tin cans which are sorted and fed into compactors, baled and shipped to recycling plants; that although no residential clients are solicited by the applicants, a small percentage of refuse that can not be recycled is picked up and loaded onto refuse vehicles for transfer to land-fill sites; that the proposed use is necessary for the public convenience at this location in that it provides an essential ecological service for an urbanized society; that the public health, safety and welfare will be adequately protected in the proposed operation in that no refuse that can not be recycled is allowed to remain on the premises overnight or during any period of time when the waste transfer station is not in operation and that the use shall meet all standards for operation established by the Environmental Division of the Department of Consumer Services of the City of Chicago; that rodent, dust, litter and noise control is provided; that the use of the premises as a waste transfer station for recyclable refuse is compatible with the type of industrial uses 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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RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a waste transfer station in a one-story brick building located on the southern portion of the lot, on premises at 2203-2323 S. Laflin Street, upon condition that the hours of operation shall be limited to the hours between 5 A.M. and 11 P.M. Mondays through Fridays and between 5 A.M. and 2 P.M. Saturdays; that there shall be no hazardous or chemical wastes brought to the site; that no refuse that can not be recycled shall remain on the premises overnight or during any period of time when the proposed use is not in operation; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Loop Recycling, Inc. and D & D Disposal Service, Inc., a Joint
 APPEARANCES FOR: Jerome H. Torshen & Robert Slobig Venture
 APPEARANCES AGAINST:

CAL. NO. 357-84-S
 MAP NO. 6-G
 MINUTES OF MEETING
 October 19, 1984

PREMISES AFFECTED— 2345-2427 S. Laflin 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, Loop Recycling, Inc. and D & D Disposal Service, Inc. a Joint Venture, for American National Bank & Trust Co. of Chicago, Tr. #47547, owner, on September 21, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a waste transfer station in a one-story brick building, in an M3-1 Heavy Manufacturing District, on premises at 2345-2427 S. Laflin Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 10, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 10.4-3, 10.4-2(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 1984, after due notice thereof by publication in the Chicago Tribune on October 1, 1984; and

WHEREAS, the district maps show that the premises are located in an M3-1 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 that in this case the proposed use is to be located in an M3-1 Heavy Manufacturing District; that on October 19, 1984 the Board approved a special use application by the applicant, Cal. No. 356-84-S, for the approval of the establishment of a waste transfer station in a one-story brick building located on the southern portion of the lot at 2203-2323 S. Laflin Street; that the proof presented indicates that the applicant will also use the the site at 2345-2427 S. Laflin Street for recycling of cardboard, paper products and tin cans which are sorted and fed into compactors, baled and shipped to recycling plants; that although no residential clients are solicited by the applicant a small percentage of refuse that can not be recycled is picked up and loaded onto refuse vehicles for transfer to land-fill sites; that the proposed use is necessary for the public convenience at this location in that it provides an essential ecological service for an urbanized society; that the public health, safety and welfare will be adequately protected in the proposed operation in that no refuse that can not be recycled is allowed to remain on the premises overnight or during any period of time when the waste transfer station is not in operation and that the use shall meet all standards for operation established by the Environmental Division of the Department

MINUTES OF MEETING

October 19, 1984

Cal. No. 357-84-S

of Consumer Services of the City of Chicago; that rodent, dust, litter and noise control is provided; that the use of the premises as a waste transfer station for recyclable refuse is compatible with the type of industrial uses in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a waste transfer station in a one-story brick building, on premises at 2345-2427 S Laflin Street, upon condition that the hours of operation shall be limited to the hours between 5 A.M. and 11 P.M. Mondays through Fridays and between 5 A.M. and 2 P.M., Saturdays; that there shall be no hazardous or chemical wastes brought to the site; that no refuse that can not be recycled shall remain on the premises overnight or during any period of time when the proposed use is not in operation and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Robert Stewart

CAL. NO. 358-84-A

APPEARANCES FOR:

MAP NO. 12-G

APPEARANCES AGAINST:

MINUTES OF MEETING
October 19, 1984

PREMISES AFFECTED— 5217 S. Carpenter Street

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

ACTION OF BOARD—

Case continued to
December 14, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

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

APPLICANT: Andre Thomas
 APPEARANCES FOR: Andre Thomas
 APPEARANCES AGAINST:

CAL. NO. 359-84-A
 MAP NO. 20-F
 MINUTES OF MEETING
 October 19, 1984

PREMISES AFFECTED— 8139 S. Vincennes 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
Jack Guthman	X		
George J. Cullen			X
Michael J. Howlett	X		
Thomas P. Keane	X		

THE RESOLUTION:

WHEREAS, Andre Thomas, for Frank Brown, owner, on September 19, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the dispensing of food in an existing grocery store in a two-story frame store and apartment building, in an R3 General Residence District, on premises at 8139 S. Vincennes Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that the appellant operates a licensed grocery store in the non-conforming store in the building on the subject site and desires to add, as an accessory use, the dispensing of carry-out food to the customers of the existing grocery store; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the dispensing of carry-out food in an existing grocery store in a two-story frame store and apartment building, on premises at 8139 S. Vincennes Avenue, upon condition that the hours of operation shall be limited to the hours between 6 A.M. and 6 P.M., Mondays through Fridays; that there shall be no table service of food on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Francisco Branca
 APPEARANCES FOR: Francisco Branca
 APPEARANCES AGAINST: Jeane Jell, et al.

CAL. NO. 360-84-A
 MAP NO. 3-H
 MINUTES OF MEETING
 October 19, 1984

PREMISES AFFECTED— 960 N. Leavitt Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Francisco Branca, for Paul Peterson, owner, on September 13, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the dispensing of food in an existing grocery store in a three-story brick store and apartment building, in an R4 General Residence District, on premises at 960 N. Leavitt Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the non-conforming store in the building on the subject site is occupied by B1 uses, specifically, a dry cleaning business and the sale of candy; that the proposed expansion to include the dispensing of food, a B2 use, is not permitted under Section 6.4-7 of the zoning ordinance; and that the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Adnan Shatat
 APPEARANCES FOR: John Buchanan
 APPEARANCES AGAINST:

CAL. NO. 361-84-A
 MAP NO. 22-A
 MINUTES OF MEETING
 October 19, 1984

PREMISES AFFECTED-- 3240 E. 91st 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, Adnan Shatat, for Jose Roberto Martinez, owner, on September 10, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in the store on the first floor of a two-story brick store and apartment building, in an R4 General Residence District, on premises at 3240 E. 91st Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.4-4, 7.12.2 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 October 19, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the non-conforming store in the building on the subject site has been previously occupied by business uses; the last use having been a dry cleaning business; that a grocery store is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in the store on the first floor of a two-story brick store and apartment building, on premises at 3240 E. 91st Street, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 7 P.M., daily; that there shall be no automatic amusement machines on the premises; that no alcoholic beverages shall be sold on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Tommie Parsons
 APPEARANCES FOR: Tommie Parsons
 APPEARANCES AGAINST:

CAL. NO. 362-84-A
 MAP NO. 2-I
 MINUTES OF MEETING
 October 19, 1984

PREMISES AFFECTED— 2904 W. Lexington Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Tommie Parsons, owner, on September 18, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy store in the basement of a 2-story brick apartment building, in an R4 General Residence District, on premises at 2904 W. Lexington Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the subject site building is located in an area that has been zoned residential since 1923; that the appellant purchased the premises in 1962 at which time the subject two-story brick apartment building contained an illegally established beauty shop in the basement that shortly thereafter was closed; that under Section 7.3 of the zoning ordinance the Board has no authority to permit the establishment of a business 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: Quy N. Vo
 APPEARANCES FOR: John Hoellen
 APPEARANCES AGAINST:

CAL. NO. 363-84-A
 MAP NO. 13-G
 MINUTES OF MEETING
 October 19, 1984

PREMISES AFFECTED— 4920 N. Sheridan Road

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Quy N. Vo, owner, on September 17, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a restaurant in a one and two-story brick building, in an R4 General Residence District, on premises at 4920 N. Sheridan Road; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-6."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the non-conforming store in the subject site building has been occupied by business uses since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance, the last use having been a laundrette, a B4 use established under an appeal sustained by the Board on January 5, 1960, Cal. No. 14-60-A; that down-zoning of the district from B4-1 to R7 on September 5, 1971 and from R7 to R5 on February 29, 1980 rendered the subject premises non-conforming; that the change of use from a non-conforming laundrette, a B4 use, to that of a non-conforming restaurant, a B2 use, in the non-conforming building on the subject site is permitted 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 restaurant in a one and two-story brick building, on premises at 4920 N. Sheridan Road, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 10 P.M., Wednesdays through Mondays; 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: Clyde Humphries
 APPEARANCES FOR: Clyde Humphries
 APPEARANCES AGAINST:

CAL. NO. 364-84-A
 MAP NO. 18-G
 MINUTES OF MEETING
 October 19, 1984

PREMISES AFFECTED-- 7247-49 S. 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, Clyde Humphries, owner, on September 14, 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 including body repair and painting in a one-story brick garage building, in a B2-1 Restricted Retail District, on premises at 7247-49 S. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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 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 October 19, 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 that in this case the said use is located in a B2-1 Restricted Retail District in an existing non-conforming one-story brick garage building; that the proof presented indicates that the automobile repair shop including body repair and painting was established at the subject site prior to the down-zoning on September 16, 1979 from C1 to B2, which rendered the use of the subject building non-conforming; 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 automobile repair shop including body repair and painting in a one-story brick garage building, on premises at 7247-49 S. Racine Avenue, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 7 P.M., Mondays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before license is issued.

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

APPLICANT: Stanley D. Kucia
 APPEARANCES FOR: Stanley D. Kucia
 APPEARANCES AGAINST:

CAL. NO. 365-84-A
 MAP NO. 4-G
 MINUTES OF MEETING
 October 19, 1984

PREMISES AFFECTED— 1824 S. Laflin 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, Stanley D. Kucia, for Bernice R. Kucia, owner, on August 29, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a second-hand store in a two-story brick store and apartment building, in an R4 General Residence District, on premises at 1824 S. Laflin Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the building on the subject site is owned by the appellant's mother and that the non-conforming store in the building has been occupied by business and commercial uses operated by members of the appellant's family or on a leased basis 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 second-hand store in a two-story brick store and apartment building, on premises at 1824 S. Laflin Street, upon condition that the hours of operation shall be limited to the hours between 11 A.M. and 5:30 P.M., Mondays through Saturdays; that no merchandise for sale shall be displayed on the public sidewalk; 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: Jessie Mendez

CAL. NO. 366-84-A

APPEARANCES FOR: None

MAP NO. 22-B

APPEARANCES AGAINST:

MINUTES OF MEETING

October 19, 1984

PREMISES AFFECTED— 8948 S. Commercial Avenue

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

ACTION OF BOARD—

THE VOTE

Case dismissed for
want of prosecution.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

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

APPLICANT: Jessie L. McConnell
 APPEARANCES FOR: Jessie L. McConnell
 APPEARANCES AGAINST:

CAL. NO. 367-84-A
 MAP NO. 8-H
 MINUTES OF MEETING
 October 19, 1984

PREMISES AFFECTED— 2045 W. 33rd 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, Jessie L. McConnell, for Lawrence Wolynia, owner, on September 18, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile repair shop in a one-story brick garage at the rear of a lot improved with a one-story brick residential building, in an R3 General Residence District, on premises at 2045 W. 33rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 10, 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 October 19, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R3 General Residence District; that the proof presented indicates that the existing non-conforming one-story garage building at the rear of the lot was originally built as a gasoline service station and has been occupied by automobile repair and related services since the year 1935; that the appellant has operated a motor vehicle repair shop in the subject building since 1977; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an automobile repair shop in a one-story brick garage building at the rear of a lot improved with a one-story brick residential building, on premises at 2045 W. 33rd Street, upon condition that the hours of operation shall be limited to the hours between 8:30 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: Jon and Lorna Stovall
 APPEARANCES FOR: Gerald M. Petacque
 APPEARANCES AGAINST: Hershel Herrendorf

CAL. NO. 325-84-Z
 MAP NO. 5-G
 MINUTES OF MEETING
 September 21, 1984 and
 October 19, 1984

PREMISES AFFECTED-- 2219 N. Bissell Street

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

ACTION OF BOARD--

Variation granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Jon and Lorna Stovall, for American National Bank & Trust Co., Tr. #58237, owner, on August 17, 1984 filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a one-and-a-half story 14.14 feet by 22 feet addition containing parking in the lower level and living space above to the south side of a two-story brick single family residence with no south side yard instead of 4.99 feet, on premises at 2219 N. Bissell Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 10, 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 7.8-4(1) and 11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 1984 after due notice thereof by publication in the Chicago Tribune on September 3, 1984; Members Guthman, Cullen and Keane present; and subsequently continued so that briefs might be filed, a vote to be taken subsequent thereto: and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District; that the applicants propose to erect a one-and-a-half story 14.14 feet by 22 feet addition containing parking in the lower level and living space above to the south side of a two-story brick single family residence; that the proof presented indicates that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to meet the needs of the applicant by providing a safe entry from the street, through the garage, into the existing residence; that the plight of the owner is due to unique circumstances in that the variation requested is the only way to provide adequate space for an automobile on the premises and to provide immediate access into the existing residence; that the variation, if granted, will not alter the essential character of the locality in that the majority of the improvements in the area do not conform with the south yard requirements of the zoning ordinance; it is therefore

MINUTES OF MEETING

September 21, 1984 and
October 19, 1984
Cal. No. 325-84-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 one-and-a-half story 14.14 feet by 22 feet addition containing parking in the lower level and living space above to the south side of a two-story brick single family residence with no south side yard instead of 4.99 feet, on premises at 2219 N. Bissell 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: Rudnick & Wolfe
 APPEARANCES FOR: Gregory Dose
 APPEARANCES AGAINST:

CAL. NO. 328-84-S
 MAP NO. 1-E
 MINUTES OF MEETING
 October 19, 1984

PREMISES AFFECTED-- 130 E. Randolph Drive
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Rudnick & Wolfe, for The Prudential Insurance Co., owner, filed on August 3, 1984, and subsequently amended, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 321-space non-accessory public parking lot located within the structural portion of the lowest level of the Prudential Building, in a C3-7 Commercial-Manufacturing District, on premises at 130 E. Randolph Drive; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 29, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 9.4-3(6)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 1984 after due notice thereof by publication in the Chicago Tribune on September 3, 1984; and

WHEREAS, the district maps show that the premises are located in a C3-7 Commercial-Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a C3-7 Commercial-Manufacturing District, that it is proposed to establish a 321-space non-accessory public parking lot in the lowest level of the Prudential Building; that the garage will be operated as a self-park facility; that in the event the parking area becomes fully or near fully occupied, valet service will be provided; that the proposed use is necessary for the public convenience at this location to provide needed off-street parking in this high density area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use which will provide for valet service when at near capacity, personnel on the premises during the hours of operation between 6 A.M. and 10 P.M., Mondays through Fridays and 8 A.M. and 6 P.M., Saturdays, and television security cameras; that the proposed use of the 321 non-accessory parking spaces as public parking will be compatible with the existing uses 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

MINUTES OF MEETING
October 19, 1984
Cal. No. 328-84-S

Zoning Administrator is authorized to permit the establishment of a 321-space non-accessory public parking lot located within the structural portion of the lowest level of the Prudential Building, on premises at 130 E. Randolph Drive, upon condition that the hours of operation shall be limited to the hours between 6 A.M. and 10 P.M., Mondays through Fridays and 8 A.M. and 6 P.M., Saturdays; that there shall be personnel on the premises during the hours of operation; that television security cameras shall be provided; that valet service shall be provided when the parking garage becomes fully, or near fully occupied; that a "Fully Occupied" sign shall be set at a number reduced from the actual number of occupied parking spaces; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: St. Francis de Paula Church
 APPEARANCES FOR: Joseph F. Wolski
 APPEARANCES AGAINST: Norman Ring
 PREMISES AFFECTED-- 7811 S. Ellis Avenue
 SUBJECT-- Application for the approval of a special use.

CAL. NO. 329-84-S
 MAP NO. 18-D
 MINUTES OF MEETING
 September 21, 1984 and
 October 19, 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, St. Francis de Paula Church, for the Catholic Bishop of Chicago, a corporation, owner, on August 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 in a three-story brick former convent building consisting of offices on the basement and 1st floor and 21 sleeping rooms on the 2nd and 3rd floors, in an R3 General Residence District, on premises at 7811 S. Ellis Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.3-3 and 7.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 1984 after due notice thereof by publication in the Chicago Tribune on September 3, 1984; Members Guthman, Cullen and Keane present; and subsequently continued so that briefs might be filed, a vote to be taken subsequent thereto; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that the applicant proposes to establish a transitional shelter facility in a three-story brick building formerly used as a convent by the applicant church; that the applicant proposes to establish offices in the basement and on the first floor, and 21 sleeping rooms on the 2nd and 3rd floors of the building on the subject site; 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 that "no person shall remain as a resident in any transitional shelter facility for a period in excess of 120 consecutive days"; that the applicant proposes to operate, with Catholic Charities, a transitional shelter facility in the building on the subject site which will contain 21 beds for families only; that clients for the proposed shelter will be referred by Catholic Charities; that there will be professional staff members on the premises at all times to supervise the shelter's

MINUTES OF MEETING
September 21, 1984 and
October 19, 1984
Cal. No. 329-84-S

activities; that the establishment of a transitional shelter facility is necessary for the public convenience at this location; 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 shall meet all applicable provisions of the municipal ordinances governing the establishment of transitional shelter facilities; that the proposed use of the building on the subject site as a transitional shelter facility fulfills a need in the community and is consistent with the historical use of the premises as a convent; that such a 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 in a three-story brick former convent building consisting of offices on the basement and 1st floor and limited to 21 sleeping rooms on the 2nd and 3rd floors, on premises at 7811 S. Ellis 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 regulations; 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 and Catholic charities 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 transitional shelter facility for families or any increase in the number of clients to be served, as stated by the applicant and delineated herein, shall cause the special use granted hereby to immediately become null and void.

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

APPLICANT: Chicago Lutheran Hospital Association

CAL. NO. 336-84-A

APPEARANCES FOR:

MAP NO. 3-J

APPEARANCES AGAINST:

MINUTES OF MEETING
October 19, 1984

PREMISES AFFECTED— 1060 N. Kedzie Avenue

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

ACTION OF BOARD—

Case continued to
November 9, 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: Abdel and Ann Haj

CAL. NO. 339-84-A

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING
October 19, 1984

PREMISES AFFECTED— 2632 W. Pope John Paul II Drive (W. 43rd Street)

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

ACTION OF BOARD—

Application withdrawn
upon motion by the
appellants.

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: Peter Hlepar

CAL. NO. 340-84-A

APPEARANCES FOR:

MAP NO. 11-M

APPEARANCES AGAINST:

MINUTES OF MEETING
October 19, 1984

PREMISES AFFECTED— 6117 W. Montrose Avenue

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

ACTION OF BOARD—

Case continued to
November 9, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

APPLICANT: Dennis McCarthy
 APPEARANCES FOR: Dennis McCarthy
 APPEARANCES AGAINST:

CAL. NO. 248-84-A
 MAP NO. 7-G
 MINUTES OF MEETING
 October 19, 1984

PREMISES AFFECTED— 2856 N. Racine 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, Dennis McCarthy, for Robert Nash, owner, on June 14, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a milk distributor license for the sale of milk and a retail florist license for the sale of flowers in an existing tavern in a three-story brick store and apartment building, in an R4 General Residence District, on premises at 2856 N. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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 October 19, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District in a non-conforming store occupied as a licensed tavern; that the proof presented indicates that on February 17, 1984, Cal. No. 62-84-A, the Board approved a photography shop license for the installation of a photo booth in the said tavern in the building on the subject site, finding that the photo booth was an accessory use, as defined by the zoning ordinance, for the amusement and entertainment of the tavern patrons; that the appellant seeks a milk distributor license for the sale of milk and a retail florist license for the sale of flowers in the existing tavern; that the proposed sale of milk and flowers in the existing non-conforming tavern is an expansion of the present non-conforming use of the premises as a tavern and are not accessory uses as defined by the zoning ordinance; it is therefore

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

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

APPLICANT: Fred E. Spreitzer
 APPEARANCES FOR: Fred E. Spreitzer
 APPEARANCES AGAINST: Thomas C. Dorwart, et al.

CAL. NO. 277-84-A
 MAP NO. 7-G
 MINUTES OF MEETING
 October 19, 1984

PREMISES AFFECTED— 1059 W. Wrightwood 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, Fred E. Spreitzer, owner, on May 24, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a license for the dispensing of food in an existing tavern, in an R4 General Residence District, on premises at 1059 W. Wrightwood Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District in an existing non-conforming tavern located on the first floor of a non-conforming structure containing conforming residential use above; that the appellant is seeking a license for the dispensing of hot and cold sandwiches to the tavern customers; that the limited food items will be prepared in microwave or toaster ovens; that the zoning ordinance defines an accessory use "as one which is subordinate to and serves a principal use, is subordinate in area, extent, or purpose to the principal use, and contributes to the comfort, convenience or necessity of occupants of the principal use served"; that the limited dispensing of food, as proposed, to customers of the principal tavern use is permitted as an accessory use; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the dispensing of food as an accessory use in an existing tavern, on premises at 1059 W. Wrightwood Avenue, upon condition that the food service shall be limited to the hours between 12:00 Noon and 2:00 A.M., and that all applicable ordinances of the City of Chicago shall be complied with

MINUTES OF MEETING
October 19, 1984
Cal. No. 277-84-A

before a license is issued; and be it further

RESOLVED; that the dispensing of food to customers of the tavern in the subject site building shall hereby be limited to sandwiches or similar items and limited to preparation in microwave or toaster ovens only; that no full-service kitchen shall be opened for the preparation of complete meals; that the serving of food shall be limited to within the existing first floor non-conforming tavern area within the existing non-conforming building and shall not be expanded beyond this area in any manner, as per Section 6.4-6 of the zoning ordinance; and that the issuance of a food dispenser license for the subject site shall hereby be considered a right to conduct only limited accessory food service as stated herein, and shall not be construed as a right to operate a restaurant.

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

APPLICANT: Roberto Arocho

CAL. NO. 301-84-A

APPEARANCES FOR:

MAP NO. 11-H

APPEARANCES AGAINST:

MINUTES OF MEETING

October 19, 1984

PREMISES AFFECTED— 1610 W. Montrose Avenue

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

ACTION OF BOARD—

Case continued to
December 14, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

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

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

APPEARANCES FOR:

MAP NO. 5-6

APPEARANCES AGAINST:

MINUTES OF MEETING
October 19, 1984

PREMISES AFFECTED— 2330 N. Kedzie Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
November 9, 1984.

THE VOTE

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

MINUTES OF MEETING

October 19, 1984

Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on November 9, 1984.

Marian Ruck
Secretary