

MINUTES OF THE REGULAR MEETING OF THE  
ZONING BOARD OF APPEALS

---

held in Room 569 County Building on Friday, February 17, 1984

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

The following were present and constituted a quorum:

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

MINUTES OF MEETING  
February 17, 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 January 20, 1984 (as submitted and signed by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Guthman, Cullen, Howlett and Keane.

---

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 808

APPLICANT: Grace Episcopal Church

APPEARANCES FOR: John W. Mauck

APPEARANCES AGAINST:

CAL. NO. 36-84-S

MAP NO. 2-F

MINUTES OF MEETING  
February 17, 1984

PREMISES AFFECTED— 637-41 S. Dearborn Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
March 23, 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: North Park Covenant Church  
 APPEARANCES FOR: Ronald Schon  
 APPEARANCES AGAINST:

CAL. NO. 37-84-Z  
 MAP NO. 13-J  
 MINUTES OF MEETING  
 February 17, 1984

PREMISES AFFECTED— 5236-50 N. Christiana Avenue  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, North Park Covenant Church, owner, filed January 12, 1984, an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a one-story gymnasium addition to the south side of an existing one and two-story church and school building which will exceed the allowable floor area and whose front yard will be 16 feet instead of 20 feet, whose south side yard will be 4 feet instead of 12 feet, whose rear yard will be 1 foot instead of 30 feet and with no off-street parking, on premises at 5236-50 N. Christiana Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.6-3, 7.7-3, 7.8-3, 7.9-3 and 7.12-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1984 after due notice thereof by publication in the Chicago Tribune on January 30, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in an R3 General Residence District; that on April 26, 1960 the Board granted a variation permitting the erection of a two-story brick school addition to the south side of an existing church on the subject site whose front, side and rear yards, floor area ratio and off-street parking facilities did not comply with the requirements of the zoning ordinance, Cal. No. 211-60-Z; that the proof presented indicates that the property in question cannot yield a reasonable return nor be put to a reasonable use if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the configuration of the proposed addition is necessary in order to provide a full size basketball court within the proposed gymnasium; that the plight of the owner is due to unique circumstances in that the requested variations of the zoning ordinance are necessary due to the size of the

MINUTES OF MEETING

February 17, 1984

Cal.No. 37-84-Z

proposed addition which consists of a gymnasium with a full size basketball court, locker and shower room and a lunchroom facility; that the variations, if granted, will not alter the essential character of the locality in that the proposed front and west side yards are adequate and the rear yard abuts a public alley; that the addition will not impair an adequate supply of light and air to adjacent property and that the student body and faculty will remain unchanged and that no off-street parking is required; 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 gymnasium addition to the south side of an existing one and two-story church and school building which will exceed the allowable floor area and whose front yard will be 16 feet instead of 20 feet, whose south side yard will be 4 feet instead of 12 feet and whose rear yard will be 1 foot instead of 30 feet and with no off-street parking, on premises at 5236-50 N. Christiana 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 808

APPLICANT: Sigmund Lekan  
 APPEARANCES FOR: Max Baranyk  
 APPEARANCES AGAINST:

CAL. NO. 38-84-Z  
 MAP NO. 9-H  
 MINUTES OF MEETING  
 February 17, 1984

PREMISES AFFECTED— 3501-05 N. Hermitage Avenue  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Sigmund Lekan, owner, filed December 20, 1983, an application for a variation of the zoning ordinance to permit, in a B5-2 General Service District, the erection of a one-story building for use as a meat market with off-street parking for 12 instead of 14 automobiles, with a waiver of the one required loading dock, and with no provision for a 20 ft. by 20 ft. transitional yard required at the northwest corner of the property, on premises at 3501-05 N. Hermitage Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.8-1(1) (4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1984 after due notice thereof by publication in the Chicago Tribune on January 30, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B5-2 General Service District; that the proof presented indicates that the applicant proposes to erect a one-story retail meat market on the subject site; that the property in question cannot yield a reasonable return nor be put to a reasonable use if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the proposed variations are necessary to provide needed space to insure a viable and functional operation of the proposed meat market; that the plight of the owner is due to unique circumstances in that compliance with the off-street parking, loading dock and transitional yard requirements of the zoning ordinance would pose an economic hardship for the applicant; that the variations, if granted, will not alter the essential character of the locality in that off-street parking facilities are provided for 12 automobiles and that the vacant parcel of land abutting the subject site to the north creates a buffer zone between the proposed meat market and the residential properties to the north; it is therefore

MINUTES OF MEETING

February 17, 1984

Cal. No. 38-84-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-story building for use as a meat market with off-street parking for 12 instead of 14 automobiles, with a waiver of the one required loading dock and with no provision for a 20 ft. by 20 ft. transitional yard required at the northwest corner of the property, on premises at 3501-05 N. Hermitage 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: Skokie Lumber Co., Inc., A Delaware Corp.  
 APPEARANCES FOR: Wilson Frost  
 APPEARANCES AGAINST:

CAL. NO. 39-84-S  
 MAP NO. 11-G  
 MINUTES OF MEETING  
 February 17, 1984

PREMISES AFFECTED— 1515-21 W. Lawrence 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
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		

THE RESOLUTION:

WHEREAS, Skokie Lumber Co., Inc., A Delaware Corp., owner, filed January 4, 1984, 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, in a B2-2 Restricted Retail District, on premises at 1515-21 W. Lawrence Avenue, for the use of a hardware and homecenter store located at 1522 W. Lawrence Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1984 after due notice thereof by publication in the Chicago Tribune on January 30, 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 a parking lot is necessary for the public convenience at this location to provide parking for the employees and patrons of the hardware and homecenter store located at 1522 W. Lawrence Avenue; 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 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 1515-21 W. Lawrence Avenue, for the use of a hardware and homecenter store located at 1522 W. Lawrence Avenue, upon condition that no use shall be made of the lot for the purpose requested until the following



## MINUTES OF MEETING

February 17, 1984

Cal. No. 39-84-S

conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that the lot shall be enclosed with a chain link fence; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that lighting shall be provided; that bumper guards and striping shall be provided; that ingress and egress shall be from West Lawrence Avenue; that the public alley abutting the property to the south 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 7:30 A.M. and 6 P.M., Mondays through Fridays, 8 A.M. through 4 P.M., Saturdays and 9 A.M. and 4 P.M., Sundays; that the lot shall be securely locked at all other times; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution shall have been complied with.

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

APPLICANT: Standard Federal Savings and Loan Association of Chicago  
 APPEARANCES FOR: Leonard L. Levin  
 APPEARANCES AGAINST:

CAL. NO. 40-84-S  
 MAP NO. 10-I  
 MINUTES OF MEETING  
 February 17, 1984

PREMISES AFFECTED— 3035-45 W. 42nd 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, Standard Federal Savings and Loan Association of Chicago, owner, filed January 13, 1984, 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, in a B3-3 General Retail District, on premises at 3035-45 W. 42nd Street, for the use of a savings and loan located at 4192 Archer Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 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, Sections 8.3-3, 8.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1984 after due notice thereof by publication in the Chicago Tribune on January 30, 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 a parking lot is necessary for the public convenience at this location to provide parking for the use of the employees and patrons of the applicant savings and loan at 4192 Archer Avenue; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be operated under the conditions hereinafter set forth; that a parking lot has existed on the subject site for 25 years; and that the proposed parking lot will be compatible with the existing business and residential 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 3035-45 W. 42nd Street, for the use of a savings and loan located at 4192 Archer Avenue, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been

## MINUTES OF MEETING

February 17, 1984

Cal. No. 40-84-S

complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that the lot shall be enclosed with a steel guard rail; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that lighting shall be provided; that wheel stops and striping shall be provided; that ingress and egress shall be from West 42nd Street; that there shall be no ingress nor egress from the public alleys abutting the west, south and east sides of the property; 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 8:30 A.M. and 8:30 P.M., Mondays, Tuesdays, Thursdays, Fridays and 8:30 A.M. and 1:30 P.M. Saturdays; that the lot shall be securely locked at all other times; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution shall have been complied with.

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

APPLICANT: Lawndale Community Church  
 APPEARANCES FOR: Timothy S. Buckley  
 APPEARANCES AGAINST:

CAL. NO. 41-84-S  
 MAP NO. 4-J  
 MINUTES OF MEETING  
 February 17, 1984

PREMISES AFFECTED-- 3834-60 W. Ogden 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, Lawndale Community Church, owner, filed January 13, 1984, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in conjunction with a community center in a one-story brick building, in a C2-2 General Commercial District, on premises at 3834-60 W. Ogden Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 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 9.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1984 after due notice thereof by publication in the Chicago Tribune on January 30, 1984; and

WHEREAS, the district maps show that the premises are located in a C2-2 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 C2-2 General Commercial District; that the proof presented indicates that the proposed church activities are accessory and subordinate to the principal use of the premises as a community center; that the public health, safety and welfare will be adequately protected in the design and operation of the community center, with an accessory church use, which will provide adequate off-street parking; that the establishment of a church, as an accessory use, in the community center will be compatible with the existing business and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a church, as an accessory use, in conjunction with a community center, in a one-story brick building, on premises at 3834-60 W. Ogden 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: X-L Disposal Corporation  
 APPEARANCES FOR: Jerome H. Torshen, Robert J. Slobig  
 APPEARANCES AGAINST: Gene C. Matalon  
 PREMISES AFFECTED— 2464 S. Laflin Street  
 SUBJECT— Application for the approval of a special use.

CAL. NO. 42-84-S  
 MAP NO. 6-G  
 MINUTES OF MEETING  
 February 17, 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, X-L Disposal Corporation, for Chicago Title and Trust Co., Tr. #1083725, owner, filed January 10, 1984, 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 frame and metal shed, in an M3-4 Heavy Manufacturing District, on premises at 2464 S. Laflin Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 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 10.3-3, 10.4-3 and 11.10-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1984 after due notice thereof by publication in the Chicago Tribune on January 30, 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; that the subject site is a parcel of vacant land improved with a one-story frame and metal shed; that the operation consists of refuse pick-up vehicles hauling to the subject site where the refuse is unloaded into larger transport vehicles and taken to a landfill site; that the proof presented indicates that the proposed use is necessary for the public convenience at this location in that it is centrally located and with its attendant transfer operation to greater capacity vehicles disposal costs are kept competitive, trucking miles are reduced and an essential service is provided for an urbanized society; that the public health, safety and welfare will be adequately protected in the proposed operation in that no refuse will be allowed to remain on the premises overnight or during any period of time when the proposed use is not in operation; that rodent, dust, litter and noise control will be provided; that the use of the premises as a waste transfer station 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

MINUTES OF MEETING

February 17, 1984

Cal. No. 42-84-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 a waste transfer station in a one-story frame and metal shed, on premises at 2464 S. Laflin Street, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 6 P.M.; that no refuse shall remain on the subject site overnight or during any period of time when the proposed waste transfer station is not in operation; 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: Hoving & Sons, Inc.  
APPEARANCES FOR: John J. Pikarski  
APPEARANCES AGAINST: Armand D. Capanat

CAL. NO. 43-84-S  
MAP NO. 1-G  
MINUTES OF MEETING  
February 17, 1984

PREMISES AFFECTED— 1132-56 W. Carroll Street  
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
March 23, 1984.

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: South Chicago Disposal, Inc.  
 APPEARANCES FOR: George J. Skontos  
 APPEARANCES AGAINST: Miriam Balanoff, et al.

CAL. NO. 44-84-S  
 MAP NO. 28-A  
 MINUTES OF MEETING  
 February 17, 1984

PREMISES AFFECTED— 11834 S. Ewing Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, South Chicago Disposal, Inc., for CONMACO, INC., owner, filed December 20, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of an industrial waste transfer station, in an M2-1 General Manufacturing District, on premises at 11834 S. Ewing Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 23, 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 February 17, 1984 after due notice thereof by publication in the Chicago Tribune on January 30, 1984; and

WHEREAS, the district maps show that the premises are located in an M2-1 General Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an M2-1 General Manufacturing District; that the applicant corporation has operated a waste transfer station at the subject site for several years; that the operation consists of refuse pick-up vehicles hauling to the subject site where the industrial refuse is unloaded into larger transport vehicles and taken to a landfill site; that the proof presented indicates that the proposed use is necessary for the public convenience at this location to service the South Chicago area and with its attendant transfer operation to greater capacity vehicles disposal costs are kept competitive, trucking miles are reduced and an essential service is provided for an urbanized society; that the public health, safety and welfare will be adequately protected in the proposed operation in that no refuse 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 will be subject to daily inspections 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 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



MINUTES OF MEETING

February 17, 1984

Cal. No. 44-84-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 industrial waste transfer station, on premises at 11834 S. Ewing Avenue, upon condition that the hours of operation shall be limited to the hours between 5 A.M. and 3 P.M., that the waste transfer process shall take place entirely within the existing 80 foot by 80 foot concrete-walled retaining area; that there shall be no hazardous or chemical wastes brought to the site; that no bio-degradable wastes, with the exception of wood and wood pulp products, shall be brought to the site; that no refuse 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: Charles Vavrus  
 APPEARANCES FOR: Daniel L. Houlihan  
 APPEARANCES AGAINST:

CAL. NO. 45-84-Z  
 MAP NO. 2-E  
 MINUTES OF MEETING  
 February 17, 1984

PREMISES AFFECTED— 112 S. Michigan Avenue  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Charles Vavrus, owner, filed January 12, 1984, an application for a variation of the zoning ordinance to permit, in a B6-7 Restricted Central Business District, the erection of a five-story addition on top of a 12 and 14-story building for use as a hotel, health club, restaurant, lounge and retail accessory uses with a waiver of one required loading berth, on premises at 112 S. Michigan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 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 11.7-4(4) and 8.10-6."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1984 after due notice thereof by publication in the Chicago Tribune on January 30, 1984; and

WHEREAS, the district maps show that the premises are located in a B6-7 Restricted Central Business District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B6-7 Restricted Central Business District; that the proof presented indicates that the subject site premises is the former Illinois Athletic Club which was constructed in 1906; that a loading berth has existed on the premises prior to the passage of the 1957 comprehensive amendment to the zoning ordinance but does not meet the current size requirements; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that to increase the size of the existing loading berth and provide for an additional 10 ft. by 50 ft. loading berth on a 71 ft. by 180 ft. lot would require major reconstruction to the existing building that would prove architecturally and economically impossible; that the plight of the owner is due to unique circumstances in that the limited width of the lot would physically prevent access to an additional loading berth from the 16 ft. alley; that the variation, if granted, will not alter the essential character of the locality in that the proposed use of the building is consistent with existing improvements in the neighborhood; it is therefore

MINUTES OF MEETING

February 17, 1984

Cal. No. 45-84-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 five-story addition on top of a 12 and 14-story building for use as a hotel, health club, restaurant, lounge and retail accessory uses, with the existing loading area qualifying as one loading berth and with a waiver of an additional loading berth, on premises at 112 S. Michigan 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: Charles Vavrus  
 APPEARANCES FOR: Daniel L. Houlihan  
 APPEARANCES AGAINST:

CAL. NO. 46-84-A  
 MAP NO. 2-E  
 MINUTES OF MEETING  
 February 17, 1984

PREMISES AFFECTED— 112 S. Michigan Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal dismissed.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Charles Vavrus, owner, filed January 12, 1984 an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in a B6-7 Restricted Central Business District, the erection of a five-story addition on top of a 12 and 14-story building with no provision for two loading berths, on premises at 112 S. Michigan Avenue, which, it is alleged, is not required; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 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 11.7-4(4) and 8.10-6."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1984; and

WHEREAS, the district maps show that the premises are located in a B6-7 Restricted Central Business District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B6-7 Central Business District; that the proof presented indicates that the granting of the variation application, Cal. No. 45-84-Z, for the erection of a five-story addition on top of a 12 and 14-story building for use as a hotel, health club, restaurant, lounge and retail accessory uses, with a waiver of one required loading berth and with the right to use the existing loading berth, negates the need for the appeal; it is therefore

RESOLVED, that the appeal be and it hereby is dismissed.

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

APPLICANT: Magherita Amoroso  
 APPEARANCES FOR: Anna Amoroso  
 APPEARANCES AGAINST:

CAL. NO. 47-84-A  
 MAP NO. 4-H  
 MINUTES OF MEETING  
 February 17, 1984

PREMISES AFFECTED— 1913 W. 21st 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, Magherita Amoroso, owner, filed January 19, 1984, 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 one- and two-story brick and frame store and apartment building, in an R4 General Residence District, on premises at 1913 W. 21st. Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the non-conforming store in the building on the subject site was previously occupied by a tavern, a B-4 use, which use was discontinued after the site was purchased by the appellant; that the change of use to a second-hand store, a B-4 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 second-hand store in a one and two-story brick and frame store and apartment building, on premises at 1913 W. 21st 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: Lionel R. Duncan  
 APPEARANCES FOR: Lionel R. Duncan  
 APPEARANCES AGAINST:

CAL. NO. 48-84-A  
 MAP NO. 26-E  
 MINUTES OF MEETING  
 February 17, 1984

PREMISES AFFECTED-- 10536 S. Indiana 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, Lionel R. Duncan, owner, filed January 10, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a two-story frame building as two apartments, in an R3 General Residence District, on premises at 10536 S. Indiana Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 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 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in an R3 General Residence District; that the proof presented indicates that the building on the subject site has been occupied as two apartments since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as two apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the two-story frame building, on premises at 10536 S. Indiana Avenue, as two apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: John Stratigakis  
 APPEARANCES FOR: Nick Stratigakis, John Stratigakis  
 APPEARANCES AGAINST:

CAL. NO. 49-84-A  
 MAP NO. 13-M  
 MINUTES OF MEETING  
 February 17, 1984

PREMISES AFFECTED— 6229 W. Gunnison Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, John Stratigakis, owner, filed January 10, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a one-and-a-half story building as two apartments, in an R2 Single Family Residence District, on premises at 6229 W. Gunnison Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 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 located in an R2 Single Family Residence District; that the proof presented indicates that the building on the subject site has been occupied as two apartments since prior to April 23, 1945 when the district was rezoned to Single Family by the City Council; that the appellant has a right to continue the occupancy of the building as two apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the one-and-a-half story frame building, on premises at 6229 W. Gunnison Street, as two apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: John F. Rokaitis  
 APPEARANCES FOR: Mark Kupiec  
 APPEARANCES AGAINST:  
 PREMISES AFFECTED— 4540-46 S. Archer Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 50-84-A  
 MAP NO. 10-J  
 MINUTES OF MEETING  
 February 17, 1984

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, John F. Rokaitis, owner, filed January 23, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of body repair and painting in conjunction with an automobile repair shop in an existing filling station building, in a B4-2 Restricted Service District, on premises at 4540-46 S. Archer Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 8.3-4 and 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 February 17, 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 said use is located in a B4-2 Restricted Service District; that the proof presented indicates that automobile body work and painting has been performed continuously on the subject site in conjunction with an automobile repair shop in an existing filling station 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 continued operation of body repair and painting in conjunction with an automobile repair shop in an existing filling station building, on premises at 4540-46 S. Archer 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: Trinity-Roseland Community Development Corporation  
 APPEARANCES FOR: Robert Quinlivan, Rev. Bernard C. Taylor  
 APPEARANCES AGAINST:

CAL. NO. 51-84-A  
 MAP NO. 28-F  
 MINUTES OF MEETING  
 February 17, 1984

PREMISES AFFECTED-- 11352 S. State 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, Trinity-Roseland Community Development Corporation, for St. James Temple, A.O.H. Church, owner, filed January 11, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to approve, in an R3 General Residence District, an occupancy certificate for a Residential Care (halfway) Home in a two-story brick building, which, it is alleged, is a Family Home for the Developmentally Disabled and therefore a permitted use, on premises at 11352 S. State Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 3, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.3-3, 7.4-4 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 February 17, 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 in a two-story brick building formerly used as a convent; that the proof presented indicates that the appellant proposes to establish a Family Home for the Developmentally Disabled on the premises; that Family Homes are a permitted use in an R3 General Residence District and is defined in the comprehensive amendment to the zoning ordinance as "a community based residential home for not more than four (4) developmentally disabled persons, who together with an appropriate number of staff, function as a single family"; that the appellant corporation proposes to care for four in-house patients; that the balance of the rooms in the building on the subject site will be utilized as a library, gymnasium, offices, visiting and consulting rooms; that the use, as proposed, conforms with the definition of a "Family Home" and therefore is a permitted use in the R3 General Residence District; 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

MINUTES OF MEETING

February 17, 1984

Cal. No. 51-84-A

occupancy certificate for a Family Home in a two-story brick building, on premises at 11352 S. State Street; and be it further

RESOLVED, that only four patients and one staff member may be domiciled at the premises at any time; and that no other residents of any kind shall live on the subject premises; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: Leon L. Stein, Agent

APPEARANCES FOR: None

APPEARANCES AGAINST:

PREMISES AFFECTED— 140-48 W. 62nd Street

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

ACTION OF BOARD—

Case dismissed for want of prosecution.

CAL. NO. 52-84-A

MAP NO. 14-F

MINUTES OF MEETING  
February 17, 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: John G. Keporos  
APPEARANCES FOR: Mark Kupiec  
APPEARANCES AGAINST:

CAL. NO. 53-84-A  
MAP NO. 10-J  
MINUTES OF MEETING  
February 17, 1984

PREMISES AFFECTED— 4346-52 S. Sawyer 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  
John P. Kringas

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, John G. Keporos, owner, filed January 18, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an R3 General Residence District, the continued use of a one-story brick garage building for storage, repairs and servicing of automobiles, on premises at 4346-52 S. Sawyer Avenue, which will be used in conjunction with a proposed automobile sales business to be located in the existing building at 4400 S. Archer Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in an R3 General Residence District in an existing garage building; that the proof presented indicates that the said use operates in conjunction with an automobile sales business located at 4400 S. Archer Avenue; that the said use and the automobile salesroom are connected at an alley which was purchased by the appellant; that the building on the subject site has been continuously occupied as an automobile repair shop since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; 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 continued use of a one-story garage building for storage, repairs and servicing of automobiles, on premises at 4346-52 S. Sawyer Avenue, which will be used in conjunction with an automobile sales business located in the existing building at 4400 S. Archer Avenue, upon condition that

MINUTES OF MEETING

February 17, 1984

Cal. No. 53-84-A

the activities of the repair garage, other than pickup and drop-off of automobiles by customers, shall be limited to the hours between 7 A.M. and 6 P.M., Mondays through Fridays; and that all other 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: Scott Jacobs  
 APPEARANCES FOR: Scott Jacobs  
 APPEARANCES AGAINST:

CAL. NO. 54-84-A  
 MAP NO. 5-G  
 MINUTES OF MEETING  
 February 17, 1984

PREMISES AFFECTED— 1208 W. Webster 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, Scott Jacobs, owner, filed January 18, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an office on the second floor accessory to the ground floor photography studio in a four-story brick store and apartment building, in an R4 General Residence District, on premises at 1208 W. Webster Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 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, Sections 7.3-4, 7.12-2(a) 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 February 17, 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 appellants operate a photography studio in the store on the ground floor of the building on the subject site and desires to establish an office on the second floor; that the non-conforming store has been in existence in the building since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the extension of the non-conforming use to the second floor for the purpose of establishing an office accessory to the ground floor use 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 office on the second floor accessory to the ground floor photography studio in a four-story brick store and apartment building, on premises at 1208 W. Webster 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: William Washington  
 APPEARANCES FOR: William Washington  
 APPEARANCES AGAINST:

CAL. NO. 55-84-A  
 MAP NO. 14-E  
 MINUTES OF MEETING  
 February 17, 1984

PREMISES AFFECTED— 5522-24 S. Indiana Avenue (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, William Washington, for LeeRoy Robinson, owner, filed December 16, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of an automobile repair shop in the one-story brick garage building at the rear of a lot improved additionally with a three-story brick hotel building, in an R5 General Residence District, on premises at 5522-24 S. Indiana Avenue (rear); and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 14, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 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 garage on the subject site has been occupied continuously as an automobile repair shop since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; 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 continued operation of an automobile repair shop in the one-story brick garage building at the rear of a lot improved additionally with a three-story brick hotel building, on premises at 5522-24 S. Indiana Avenue (rear); upon condition that the hours of operation shall be limited to the hours between 8:30 A.M. and 5 P.M., Mondays through Fridays, 8:30 A.M. and 3 P.M., Saturday that no spray painting, body and fender work shall be done on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Sil's B.B.Q.  
 APPEARANCES FOR: George McGee  
 APPEARANCES AGAINST:

CAL. NO. 56-84-A  
 MAP NO. 16-H  
 MINUTES OF MEETING  
 February 17, 1984

PREMISES AFFECTED-- 7010 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, Sil's B.B.Q., for George McGee, owner, filed December 19, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the purveying of grocery and milk products in conjunction with an existing carryout restaurant in the one-story brick store building on the rear of a lot improved additionally with a two-story frame apartment building, in an R2 Single Family Residence District, on premises at 7010 S. Damen Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 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 in a non-conforming store occupied as a licensed carryout restaurant; that the purveying of grocery and milk products is an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the purveying of grocery and milk products in conjunction with an existing carryout restaurant in the one-story brick store building on the rear of a lot improved additionally with a two-story frame apartment building, on premises at 7010 S. Damen 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: Boris Khait

CAL. NO. 57-84-A

APPEARANCES FOR: None

MAP NO. 5-N

APPEARANCES AGAINST:

MINUTES OF MEETING  
February 17, 1984

PREMISES AFFECTED— 6803 W. Hermitage Avenue

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

ACTION OF BOARD—

Case dismissed for want  
of prosecution.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Modern Way Petroleum #5, Inc.  
APPEARANCES FOR: Robert T. Matanky  
APPEARANCES AGAINST:

CAL. NO. 58-84-A  
MAP NO. 5-F  
MINUTES OF MEETING  
February 17, 1984

PREMISES AFFECTED— 1871-1901 N. Halsted Street

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

ACTION OF BOARD—

Case continued to  
March 13, 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: Chris Enterprises, Inc.  
 APPEARANCES FOR: Donald Lopeman  
 APPEARANCES AGAINST:

CAL. NO. 59-84-A  
 MAP NO. 12-G  
 MINUTES OF MEETING  
 February 17, 1984

PREMISES AFFECTED— 4859 S. Throop 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, Chris Enterprises, Inc., owner, filed January 4, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the dispensing of food in an existing tavern in a two-story frame store and apartment building, in an R3 General Residence District, on premises at 4859 S. Throop Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 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 in a non-conforming store occupied as a licensed tavern; that the dispensing of food is an accessory use and 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 that 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 in an existing tavern in a two-story frame store and apartment building, on premises at 4859 S. Throop 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 808

APPLICANT: Federal Sign Company  
 APPEARANCES FOR: Robert Sobucki  
 APPEARANCES AGAINST:

CAL. NO. 60-84-A  
 MAP NO. 2-F  
 MINUTES OF MEETING  
 February 17, 1984

PREMISES AFFECTED— 426 S. Clinton Street  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Federal Sign Company, for G.J. Aigner Co., owner, filed December 20, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to approve, in a C3-5 Commercial-Manufacturing District, the replacement of a 175 sq. ft. illuminated sign affixed on the south wall of a six-story building with a 175 sq. ft. non-illuminated business sign due to the proximity of the Eisenhower Expressway, on premises at 426 S. Clinton Street; and

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

Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 9.9-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a C3-5 Commercial-Manufacturing District; that the proof presented indicates that a 175 sq. ft. illuminated business sign has existed on the south wall of the building on the subject site for many years; that the appellant proposes to replace the existing illuminated business sign with a 175 sq. ft. non-illuminated business sign; that the proposed non-illuminated business sign is a less intense use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve the replacement of a 175 sq. ft. illuminated sign affixed on the south wall of a six-story building with a 175 sq. ft. non-illuminated business sign within proximity of the Eisenhower Expressway, on premises at 426 S. Clinton 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: 4224 W. Chicago Corporation  
APPEARANCES FOR: Sandy N. Isaacson  
APPEARANCES AGAINST:

CAL. NO. 61-84-A  
MAP NO. 3-K  
MINUTES OF MEETING  
February 17, 1984

PREMISES AFFECTED-- 821-25 N. Tripp Avenue  
SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

Case continued to  
March 23, 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: Dennis B. McCarthy  
APPEARANCES FOR: Dennis B. McCarthy  
APPEARANCES AGAINST:

CAL. NO. 62-84-A  
MAP NO. 7-G  
MINUTES OF MEETING  
February 17, 1984

PREMISES AFFECTED— 2856 N. Racine Avenue

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Dennis B. McCarthy, for Robert Nash, owner, filed January 13, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a Photography Shop license for the installation of a photo booth 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 October 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, 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 February 17, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District in a non-conforming store occupied as a licensed tavern; that the proposed installation of a photo booth machine is for the amusement and entertainment of the tavern patrons and is an accessory use as defined by the Chicago 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 approve a Photography Shop license for the installation of a photo booth in an existing tavern in a three-story brick store and apartment building, on premises at 2856 N. Racine Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Jose G. Sandoval  
 APPEARANCES FOR: Jose G. Sandoval  
 APPEARANCES AGAINST:

CAL. NO. 63-84-A  
 MAP NO. 4-H  
 MINUTES OF MEETING  
 February 17, 1984

PREMISES AFFECTED— 1700 W. Cullerton 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, Jose G. Sandoval, for Juan Flores, owner, filed January 17, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a Frozen Dessert Plant license for the manufacturing of ice cream in a two-story brick store and apartment building which will be sold at retail on premises, in a B4-2 Restricted Service District, on premises at 1700 W. Cullerton Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B4-2 Restricted Service District; that the proof presented indicates that the appellant is seeking a license for the manufacture of ice cream in the store in the building on the subject site; that the ice cream is manufactured in home-like blenders and freezers; that the ice cream produced on the premises will be sold at retail on the premises; that the principal use of the premises is a retail ice cream store and the manufacturing of ice cream is accessory to that use; that ice cream and frozen food stores and accessory uses are permitted in the B4 zone; 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 Frozen Dessert Plant license for the manufacturing of ice cream in a two-story brick store and apartment building, on premises at 1700 W. Cullerton Street, upon condition that no heavy equipment shall be used on the premises for the manufacturing of ice cream; that all ice cream produced on the premises shall be sold at retail on the premises; that there shall be no automatic amusement machines on the premises and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Jesus People USA-FGM  
APPEARANCES FOR: None  
APPEARANCES AGAINST:

CAL. NO. 64-84-A  
MAP NO. 11-G  
MINUTES OF MEETING  
February 17, 1984

PREMISES AFFECTED-- 1311-15 W. Leland Avenue  
SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

Case dismissed for want of prosecution.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		



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

APPLICANT: John T. Kringas  
 APPEARANCES FOR: Mark Kupiec  
 APPEARANCES AGAINST:

CAL. NO. 65-84-A  
 MAP NO. 8-H  
 MINUTES OF MEETING  
 February 17, 1984

PREMISES AFFECTED— 3300 S. Hoyne 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, John T. Kringas, for Fejzi Sulejmani, owner, filed January 13, 1984, 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 R3 General Residence District, on premises at 3300 S. Hoyne Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 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 in the building on the subject site was occupied as a restaurant; that it was intended to always maintain the premises as a restaurant, the fixtures having remained intact in the premises; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the re-establishment of a restaurant in a one-story brick store building, on premises at 3300 S. Hoyne Avenue, upon condition that the hours of operation shall be limited to the hours between 6 A.M. and 7 P.M., daily; 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: Jesus Pacheco  
APPEARANCES FOR: Warren L. Spitz  
APPEARANCES AGAINST:

CAL. NO. 66-84-A  
MAP NO. 4-I  
MINUTES OF MEETING  
February 17, 1984

PREMISES AFFECTED— 2104 S. Washtenaw Avenue  
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case continued to  
March 23, 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: Francisco Mayorga  
 APPEARANCES FOR: Francisco Mayorga  
 APPEARANCES AGAINST:

CAL. NO. 67-84-A  
 MAP NO. 22-A  
 MINUTES OF MEETING  
 February 17, 1984

PREMISES AFFECTED— 3243 E. 90th Street and 9001 S. Burley Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Francisco Mayorga, owner, filed December 21, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile repair shop at the rear of a two-story frame store and apartment building, in an R3 General Residence District, on premises at 3243 E. 90th Street and 9001 S. Burley Avenue; and

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

"Application not approved. Requested certific tion does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicdgo, 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 February 17, 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 subject portion of the one-story frame building at the rear of the lot has remained vacant and unoccupied in excess of one year; that under Section 6.4-7 of the zoning ordinance, the Board had no authority to permit the use requested; it is therefore

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

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

Lester S. Dickinson, Acting Commissioner  
Department of Streets and Sanitation

CAL. NO. 1-84-S  
MAP NO. 8-G  
MINUTES OF MEETING  
February 17, 1984

APPLICANT:

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED---

1400 W. Pershing Road

SUBJECT---

Application for the approval of a special use.

ACTION OF BOARD---

Case continued to  
April 13, 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

Lester S. Dickinson, Acting Commissioner  
Department of Streets and Sanitation

CAL. NO. 2-84-S

MAP NO. 8-J

MINUTES OF MEETING

February 17, 1984

APPLICANT:

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED—

3757 W. 34th Street

SUBJECT—

Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
April 13, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPLICANT: John James Spalla  
 APPEARANCES FOR: John J. Pikarski, Jr.  
 APPEARANCES AGAINST: Alfred Stramaglia  
 PREMISES AFFECTED— 875 N. Orleans Street  
 SUBJECT— Application for the approval of a special use.

CAL. NO. 6-84-S  
 MAP NO. 3-F  
 MINUTES OF MEETING  
 January 20, 1984

**ACTION OF BOARD—**

Application approved.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, John James Spalla, for Exchange National Bank, Tr. #39428, owner, filed November 22, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a horse stable in connection with a horse carriage business in a one-story brick building, in a C1-2 Restricted Commercial District, on premises at 875 N. Orleans Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 14, 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 9.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 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 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 proposed use is to be located in a C1-2 Restricted Commercial District; that the proof presented indicates that the applicant is engaged in the horse drawn carriage business which consists of providing rides to the public within the near north side of the City of Chicago; that the use requested is for approval to stable the horses in the building on the subject site; that there is a demand for this type of business in the near north area and that the proposed use is necessary for the public convenience at this location to help meet that demand; that the public health, safety and welfare will be adequately protected in the operation of this type of business to be conducted in compliance with existing and future ordinances; that the applicant agrees that he will be bound by all future ordinances regulating horse drawn carriages and horse drawn livery businesses promulgated by the City of Chicago; that the stabling of the horses will be entirely within the building 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

Cal. No. 6-84-S

January 20, 1984

Zoning Administrator is authorized to permit the establishment of a horse stable in connection with a horse carriage business in a one-story brick building, on premises at 875 N. Orleans Street, upon condition that no more than seven horses shall be stabled in the building; and that the maintenance and operation of the proposed use and business shall at all times be operated in compliance with existing ordinances and with any future ordinances regulating horse drawn carriages promulgated by the City of Chicago.

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

**APPLICANT:** Metro Scavenger Service, Inc.  
**APPEARANCES FOR:** Richard S. Jalovec  
**APPEARANCES AGAINST:**

**CAL. NO.** 17-84-A  
**MAP NO.** 8-I  
**MINUTES OF MEETING**  
February 17, 1984

**PREMISES AFFECTED—** 2750 W. 35th Street (rear)  
**SUBJECT—** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD—**

Case continued to  
March 23, 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: Louis Fasco  
APPEARANCES FOR: David A. Weiniger  
APPEARANCES AGAINST:

CAL. NO. 34-84-A  
MAP NO. 3-H  
MINUTES OF MEETING  
February 17, 1984

PREMISES AFFECTED— 1132-44 N. Damen Avenue  
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case continued to  
March 23, 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: Nathaniel H. Simpson, Jr.  
APPEARANCES FOR: Gregory H. Furda  
APPEARANCES AGAINST:

CAL. NO. 400-83-A  
MAP NO. 20-D  
MINUTES OF MEETING  
February 17, 1984

PREMISES AFFECTED— 1122 E. 87th Street  
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—  
Case continued to  
March 23, 1984.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

MINUTES OF MEETING

February 17, 1984

Cal. No. 18-84-A

Mr. Richard F. Friedeman, Jr. for R.W. Realty, applicant, presented a request to amend the resolution adopted by the Zoning Board of Appeals on January 20, 1984, Cal. No. 18-84-A, in which the Board sustained an appeal permitting the legalization of the use of a three-story brick building as 36 apartments with no off-street parking, on premises at 2876-2900 N. Clark Street.

The amendment requested is to permit the legalization of the use of a three-story brick building as 36 apartments including 15 efficiency apartments with no off-street parking.

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

Yeas- Guthman, Cullen, Howlett and Keane.

MINUTES OF MEETING

February 17, 1984

Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in special meeting on February 24, 1984 and in regular meeting on March 23, 1984.

Marianne Oest  
Secretary



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

APPLICANT: Paxton Landfill Corporation  
 APPEARANCES FOR: Thomas J. Murphy  
 APPEARANCES AGAINST: Michael J. Casey et al.  
 PREMISES AFFECTED— Area bounded by E. 116th Street, S. Yates Avenue,  
 E. 119th Street, S. Paxton Avenue, E. 120th Street, S. Merrill Avenue,  
 E. 118th Street, and S. Stony Island Avenue.  
 SUBJECT— Application for the approval of a special use.

CAL. NO. 190-83-S  
 MAP NO. 28-C and 30-C  
 MINUTES OF MEETING  
 February 24, 1984

ACTION OF BOARD—

THE VOTE

Application denied.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Paxton Landfill Corporation, for Stryker International, Inc., and American National Bank and Trust, Tr. #33882, owners, on June 1, 1983, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an area for the extraction of sand and the establishment of a sanitary landfill for the deposit of organic and inorganic material, including the establishment of a methane gas resource recovery facility, in an M3-3 Heavy Manufacturing District, on premises bounded by E. 116th Street, S. Yates Avenue, E. 119th Street, S. Paxton Avenue, E. 120th Street, S. Merrill Avenue, E. 118th Street, and S. Stony Island Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 24, 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 10.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on February 24, 1984 after due notice thereof by publication in the Chicago Tribune on May 31, 1983; 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; that the proof presented indicates that the subject site contains approximately 130 acres, of which the westerly portion of approximately 60 acres was approved for use as a sanitary landfill by the Zoning Board of Appeals under a special use resolution dated April 11, 1975 (Cal. No. 90-75-S) with a termination date of April 11, 1978, which, by motions, was extended on various dates to November 30, 1983; that the proposed landfill, when completed, will reach a height of 50 feet above grade and therefore will be unsuitable for future manufacturing uses; that the applicant and its related entities has a history with respect to the conduct and operation of landfills which has indicated a disregard for environmental concerns; that the applicant and its related entities have shown such disregard for environmental laws and regulations in this and other jurisdictions that there

MINUTES OF MEETING

February 24, 1984

Cal. No. 190-83-S

can be no assurance that the public health, safety and welfare will be protected at this site; it is therefore

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

MINUTES OF MEETING

February 24, 1984

Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on March 23, 1984.

*Marwan Rest*

---

Secretary