

**MINUTES OF THE REGULAR MEETING OF THE  
ZONING BOARD OF APPEALS**

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

---

held in Room 569 County Building, 118 N. Clark Street, on Friday, June 20, 1997.

The following members were present and constituted a quorum:

LeRoy K. Martin  
Acting Chairman  
Gigi McCabe-Miele  
Demetri Konstantelos

**MINUTES OF MEETING**

June 20, 1997

Member Konstantelos moved that the Board approve the minutes of the proceedings of the regular meeting held on May 16, 1997 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Konstantelos, Martin, McCabe-Miele. Nays- None. Absent- Spingola.

\* \* \* \* \*

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

**MINUTES OF MEETING**

June 20, 1997

Cal. No. 6-97-Z

Terry Diamond, for Chicago Board of Education, applicant, presented a written request to amend the resolution granted by the Board on January 17, 1997, Cal. No. 6-97-Z, to permit the erection of a 3-story 51,000 sq. ft. addition to the south side of the George Swift Elementary School, whose south side yard will be 15' instead of 20' and whose rear yard will be 10' instead of 30', on premises at 5900 N. Winthrop Avenue.

The amendment requested is to correct a minor typographical error in the variation granted for the Swift Elementary School. Ms. Diamond requested that the variation granted for the south side yard should be 13'10" instead of 15'. A site plan indicating a 13'10" south side yard was introduced at the January 17, 1997 hearing. The south side yard reduction is required to accommodate the lunchroom/multi-purpose room to be constructed at the south end of the school addition.

Acting Chairman Martin moved that the request be granted and the resolution in Cal. No. 6-97-Z be amended as follows:

The line 4 in the last paragraph on page 13 of the minutes be amended to read "whose south side yard will be 13'10" instead of 20' and whose rear yard will be 10' instead of 30', on premises at 5900 N..."

The motion prevailed by yeas and nays as follows:

Yeas- Martin, Konstantelos, McCabe-Miele. Nays- None. Absent- Spingola.

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

**MINUTES OF MEETING**

June 20, 1997

Cal. No. 12-96-S

Patrick T. Brankin, for Spectrum Real Estate Service, Inc., applicant, presented a written request for an extension of time in which to obtain the necessary permits for the establishment of an accessory parking lot for 48 private passenger automobiles, on premises at 338 W. Grand Avenue, to satisfy the parking requirement for 52 dwelling units to be established in a 6-story building at 300 W. Grand Avenue, approved by the Board on January 19, 1996, in Calender No. 12-96-S.

Mr. Brankin stated that the applicant has been diligently pursuing issuance of the permits and expects to receive them shortly.

Acting Chairman Martin moved that the request be granted and the time for obtaining necessary permits be extended to January 19, 1998. The motion prevailed by yeas and nays as follows:

Yeas- Martin, Konstantelos, McCabe-Miele. Nays - None. Absent- Spingola.

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

**APPLICANT:** Armando Gonzales

**CAL. NO.** 129-97-S

**APPEARANCES FOR:** Paul A. Karkula

**MAP NO.** 8-J

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**

**PREMISES AFFECTED--** 3405 S. Lawndale Avenue

June 20, 1997

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a junk yard in conjunction with rebuilding and dismantling of automobiles, in an M3-4 Heavy Manufacturing District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 31, 1997; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

That the operation of the proposed use shall at all times be conducted in conformance with the performance standards established under Article 10 of the zoning ordinance.

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

**APPLICANT:** Goose Island Inc., d/b/a Solo

**CAL. NO.** 133-97-A

**APPEARANCES FOR:** None

**MAP NO.** 3-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
June 20, 1997

**PREMISES AFFECTED-** 1115 N. North Branch Street

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

**ACTION OF BOARD--**

**THE VOTE**

CASE DISMISSED FOR  
WANT OF PROSECUTION.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

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

**APPLICANT:** Peter Holsten

**CAL. NO.** 134-97-A

**APPEARANCES FOR:** Tom Johnson

**MAP NO.** 11-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
June 20, 1997

**PREMISES AFFECTED-** 1325 W. Wilson Avenue

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

**ACTION OF BOARD--**

APPEAL WITHDRAWN UPON  
MOTION OF APPELLANT.

**THE VOTE**

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**MINUTES OF MEETING**

June 20, 1997

Cal. No. 171-96-S and

Cal. No. 172-96-Z

Dewey D. Suster, applicant, presented a written requested to amend the resolutions granted by the Board on May 17, 1996, in Calendar Nos. 171-96-S and 172-97-Z for the establishment of dwelling units below the 2nd floor (22 accessory parking spaces) in the conversion of a brick 3-story building which includes a 4th story addition into 22 condominium dwelling units; and to permit the erection of a partial 4th story addition to the aforesaid 3-story brick building all of which will contain 22 accessory parking spaces on the ground floor and 22 condominium dwelling units above, whose rear yard will be 15' instead of 30' and with a waiver of the required loading berth, on premises at 920 W. Sheridan Road.

Mr. Suster stated that originally it was thought that the physical constraints of the ground floor in the aforesated residential development would only leave room for 22 parking spaces. Therefore, with one parking space required per dwelling unit he was limited to 22 units with a meeting room in place of a dwelling unit. After a building permit was obtained and the project was under construction, it was realized that by removing a column and installing a transfer beam one more certifiable parking space could be accommodated which could result in developing the common meeting room into one additional dwelling unit. Application has been made to revise the building permit to add one additional dwelling unit and parking space.

Acting Chairman Martin moved that the request be granted and that the resolution granted by the Board on May 17, 1996 in Cal. No., 171-96-S be amended as follows:

That lines 2 and 3 in the first paragraph on page 16 of the minutes of May 17, 1996 be amended to read:  
"Authorized to permit the establishment of dwelling units below the 2nd floor (23 accessory parking spaces) in the conversion of a brick 3-story building which includes a 4th story addition into 23 condominium dwelling units, on premises at 920 W....."

and that the resolution granted by the Board on May 17, 1996 in Cal. No. 172-96-Z be amended as follows:

That lines 3 and 4 of the last paragraph on page 18 of the minutes of May 17, 1996 be amended to read:  
"...a 4th story addition to a 3-story brick building all of which will contain 23 accessory parking spaces on the ground floor and 23 condominium dwelling units above...."

The motion prevailed by yeas and nays as follows:

Yeas- Martin, Konstantelos, McCabe-Miele. Nays- None. Absent- Spingola.



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

**APPLICANT:** Reynaldo Estevis

**CAL. NO.** 189-97-Z

**APPEARANCES FOR:** Sharon Estevis

**MAP NO.** 26-B

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
June 20, 1997

**PREMISES AFFECTED--** 10329 S. Hoxie Avenue

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 20' x 27' roofed-over carport to the front of a 2-story brick and frame single family dwelling, with no front yard instead of 19' and whose south side yard will be 4.55' instead of 5'.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 27, 1997: and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; 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 the aforesaid variation request be and it hereby is granted subject to the following condition(s):

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:** Jackie King Jensen & Blair Jensen **CAL. NO.** 190-97-Z  
**APPEARANCES FOR:** Blair Jensen **MAP NO.** 5-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
June 20, 1997  
**PREMISES AFFECTED--** 1821 W. Cortland Street

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2nd story addition to a 1-story brick single family dwelling, whose front yard will be 8.05' instead of 20' and with a 0.97' west side yard and a 0.92' east side yard instead of 2.5' each.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELOS  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 17, 1997: and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; 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 the aforesaid variation request be and it hereby is granted subject to the following condition(s):

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:** Eddy-LaSalle Limited Partnership

**CAL. NO.** 191-97-Z

**APPEARANCES FOR:** John A. Fritchey

**MAP NO.** 3-F

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
June 20, 1997

**PREMISES AFFECTED--** 867 N. LaSalle Street

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in an R6 General Residence District, four existing dwelling units in a 3-story brick building, with provision for two off-site parking spaces instead of four required.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 17, 1997: and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; 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 the aforesaid variation request be and it hereby is granted subject to the following condition(s):

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:** Steven Doroba **CAL. NO.** 192-97-Z  
**APPEARANCES FOR:** Steven Doroba **MAP NO.** 7-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
June 20, 1997  
**PREMISES AFFECTED--** 859 W. Lill Avenue

**NATURE OF REQUEST-**Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 22' x 16.93' fourth story penthouse with west side bay window addition to a 3-story brick 3-dwelling unit building, with no side yards instead of 2.5' each and which addition will result in a 9% (371 sq. ft.) increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELOS  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 17, 1997; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; 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 the aforesaid variation request be and it hereby is granted subject to the following condition(s):

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:** Herschel D. & Gail W. Wallace **CAL. NO.** 193-97-Z  
**APPEARANCES FOR:** Herschel D. & Gale W. Wallace **MAP NO.** 5-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
June 20, 1997  
**PREMISES AFFECTED--** 2104 N. Leavitt Street

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, a 20.7' x 32' dormer addition on the rear half of the attic of a 2-story brick 3-dwelling unit building, whose north side yard will be 0.59' instead of 2.4'.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELOS  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 17, 1997: and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; 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 the aforesaid variation request be and it hereby is granted subject to the following condition(s):

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:** Jay Case **CAL. NO.** 194-97-Z  
**APPEARANCES FOR:** Gary I. Wigoda, Jay Case **MAP NO.** 7-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
June 20, 1997  
**PREMISES AFFECTED--** 2872 N. Orchard Street

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4-story 4-dwelling unit townhouse building, with no east front yard instead of 12', with no north side yard instead of 5', and whose west rear yard will be 2.5' instead of 30'.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELOS  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 17, 1997: and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; 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 the aforesaid variation request be and it hereby is granted subject to the following condition(s):

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:** Brian Franczyk **CAL. NO.** 195-97-S  
**APPEARANCES FOR:** Gary I. Wigoda, Brian Franczyk **MAP NO.** 1-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
June 20, 1997  
**PREMISES AFFECTED--** 1338 W. Grand Avenue

**NATURE OF REQUEST-**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor in a proposed 3-story 5-dwelling unit townhouse building, in a B2-2 Restricted Retail District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELOS  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X*		X
X		
X		
	X	

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 27, 1997: and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

\*Chairman Joseph J. Spingola read the transcript, dated July 9, 1997, of the instant case.

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

**APPLICANT:** Brian Franczyk **CAL. NO.** 196-97-Z  
**APPEARANCES FOR:** Gary I. Wigoda, Brian Franczyk **MAP NO.** 1-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
June 20, 1997  
**PREMISES AFFECTED--** 1338 W. Grand Avenue

**NATURE OF REQUEST-**Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-2 Restricted Retail District, the erection of a 3-story 5-dwelling unit townhouse building, with no front yard instead of 15', whose east side yard will be 3' instead of 3.69' and with no rear yard instead of 30'.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELOS  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X*		X
X		
X		
	X	

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 17, 1997; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; 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 the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

\*Chairman Joseph J. Spingola read the transcript, dated July 9, 1997, of the instant case.



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

APPLICANT: Robert T. Clark

CAL. NO. 197-97-Z

APPEARANCES FOR: John J. Vondran, Robert T. Clark

MAP NO. 3-F

APPEARANCES AGAINST: Agatha Lanzillotti, et al.

MINUTES OF MEETING  
June 20, 1997

PREMISES AFFECTED-- 120 W. Oak Street

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R6 General Residence District, the erection of a 6-story 16-dwelling unit building, with no front yard instead of 15', whose rear yard will be 4' instead of 30', and with no provision for one loading berth.

**ACTION OF BOARD--**

CASE CONTINUED TO  
AUGUST 15, 1997.

**THE VOTE**

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

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

**APPLICANT:** Chestnut Place LLC

**CAL. NO.** 198-97-Z

**APPEARANCES FOR:** Dennis J. Aukstik

**MAP NO.** 3-F

**APPEARANCES AGAINST:** Michael Koenigsknecht, et al.

**MINUTES OF MEETING**  
June 20, 1997

**PREMISES AFFECTED--** 5-12 W. Chestnut Street / 6-20 W. Pearson Street

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in an R7 General Residence District, the erection of a 15-story 116-dwelling unit building on a through lot, with no north and south front yards instead of 12.86' each.

**ACTION OF BOARD--**

CASE CONTINUED TO  
AUGUST 15, 1997.

**THE VOTE**

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

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

**APPLICANT:** Bethel Apostolic Faith Church

**CAL. NO.** 199-97-S

**APPEARANCES FOR:** Bishop Odears Wright, Jr.

**MAP NO.** 28-E

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
June 20, 1997

**PREMISES AFFECTED--** 11609 S. State Street

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 10 private passenger automobiles, in an R3 General Residence District, to serve a church located at 11625 S. State Street.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X*		X
	X	
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 27, 1997: and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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;

(Additional conditions follow on page 13a.)

\* Chairman Joseph J. Spingola read the transcript, dated July 9, 1997, of the instant case.

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

**MINUTES OF MEETING**

June 20, 1997

Cal. No. 199-97-S

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 and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer;

That 6 feet high solid decorative wood fencing shall be provided on the north and south lot lines to screen the parking lot from abutting residential properties; that wrought-iron type metal fencing shall be provided on the east and west lot lines excepting the driveway;

That ingress and egress shall be from S. State Street; that the driveway shall be constructed in accordance with applicable ordinances;

That the driveway shall be securely locked at all times when the parking lot is not in use by the applicant church;

That all applicable provisions of the Chicago Landscape Ordinance shall be complied with;

That all of the aforesaid conditions shall be complied with before a certificate of occupancy is issued.

That it shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

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

**APPLICANT:** Presentation Apartments Limited Partnership **CAL. NO.** 200-97-S  
**APPEARANCES FOR:** Katrina Salmi **MAP NO.** 2-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
June 20, 1997  
**PREMISES AFFECTED--** 800 S. Springfield Avenue

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 11 private passenger automobiles, in an R4 General Residence District, to fulfill the parking requirement for a proposed 16 dwelling unit building at 801-13 S. Springfield Avenue.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELOS  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 27, 1997: and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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;

(Additional conditions follow on Page 14a.)

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

**MINUTES OF MEETING**

June 20, 1997

Cal. No. 200-97-S

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 and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer;

That ornamental steel picket fencing shall be provided on the south and north property lines and on the east property line, excepting the driveway;

That concrete wheel stops shall be provided on the west property line; that lighting shall be provided directed away from abutting residential property; that striping shall be provided;

That ingress and egress shall be from S. Springfield Avenue; that the driveway shall be constructed in accordance with applicable ordinances;

That daily security patrols shall be provided;

That landscaping shall be installed as shown on the site plan prepared by Pavlecic & Assoc. Architects, dated January 28, 1997;

That the aforesaid conditions shall be complied with before a certificate of occupancy is issued.

That it shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order and with Section 5.8-5 of the zoning ordinance.

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

**APPLICANT:** Andriyous P. Youkhana **CAL. NO.** 201-97-S

**APPEARANCES FOR:** Dean Gournis, Andriyous P. Youkhana **MAP NO.** 2-F

**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
June 20, 1997

**PREMISES AFFECTED--** 15 W. Congress Parkway

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a public fee parking lot, in a C3-6 Commercial-Manufacturing District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELOS  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 27, 1997: and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

That the existing improvements including landscaping and metal fencing shall be maintained;

That the hours of operation shall be limited to the hours between 7 A.M. and 9 P.M., daily;

That the use of the subject site as a public fee parking lot shall terminate June 20, 2002.

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

**APPLICANT:** First Community Baptist Church of Chicago, Inc. **CAL. NO.** 202-97-S

**APPEARANCES FOR:** Truman K. Gibson, Jr. **MAP NO.** 16-G

**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
June 20, 1997

**PREMISES AFFECTED--** 1332 W. 69th Street

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 276-seat church in a 1-story brick building, in a B4-1 Restricted Service District.

**ACTION OF BOARD--**

CASE CONTINUED TO  
AUGUST 15, 1997.

**THE VOTE**

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		



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

**APPLICANT:** Triumph the Church and Kingdom of God in Christ **CAL. NO.** 203-97-S

**APPEARANCES FOR:** Bishop R. L. Redding **MAP NO.** 24-F

**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
June 20, 1997

**PREMISES AFFECTED--** 36 W. 103rd Street

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 300-seat church and temporary overnight shelter in a proposed 1-story building, in a C1-1 Restricted Commercial District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 27, 1997: and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

That the proposed church building shall be erected on the west side of the lot with all off-street parking located east of said building and using only one drive-way off of W.103rd Street;

That landscaping, street trees, and decorative metal fencing shall be provided at the site as indicated on the site plan prepared by A & E Enterprises, Inc., dated August 21, 1996.

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

**APPLICANT:** Westside Christian Center

**CAL. NO.** 204-97-S

**APPEARANCES FOR:** Patricia Lee, Gail Johnson

**MAP NO.** 3-M

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
June 20, 1997

**PREMISES AFFECTED--** 5618-22 W. Chicago Avenue

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 160-seat church in a 1-story brick building, in a B4-2 Restricted Service District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 27, 1997; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

That required accessory parking for 15 private passenger automobiles shall be located off-site at 5617-27 W. Chicago Avenue as provided for in Cal. No. 205-97-S.

That the church's required parking shall be provided at all times pursuant to Section 5.8-5 of the zoning ordinance.

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

**APPLICANT:** Westside Christian Center

**CAL. NO.** 205-97-S

**APPEARANCES FOR:** Patricia Lee, Gail Johnson

**MAP NO.** 1-M

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
June 20, 1997

**PREMISES AFFECTED--** 5617-27 W. Chicago Avenue

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of off-site accessory parking on leased land for 15 private passenger automobiles, in a B4-2 Restricted Service District, to fulfill the parking requirement for a proposed 160-seat church in an existing building at 5618-22 W. Chicago Avenue.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 27, 1997: and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

That the leasing of the subject premises for accessory off-site parking shall from April 11, 1997 through April 12, 2012.

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

**APPLICANT:** Inspirational Deliverance Center Church of God in Christ      **CAL. NO.** 206-97-S  
**APPEARANCES FOR:** Rev. Shirley Hughes      **MAP NO.** 3-L  
**APPEARANCES AGAINST:** None      **MINUTES OF MEETING**  
June 20, 1997  
**PREMISES AFFECTED--** 5510-16 W. Chicago Avenue

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the expansion of an existing church in a 1-story brick building, approved by the Board on March 21, 1980 in Cal. No. 47-80-S, into an adjoining 2-story brick building, in a B4-1 Restricted Service District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 27, 1997: and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

- That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.
- That off-street parking spaces to fulfill the parking requirement for the aforesaid expansion of the applicant church shall be located at 5501 W. Chicago Avenue, as provided for in Cal. Nos. 207-97-S and 208-97-Z.
- That the church's required parking shall be provided at all times pursuant to Section 5.8-5 of the zoning ordinance.

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

APPLICANT: Inspirational Deliverance Center Church of God in Christ

CAL. NO. 207-97-S

APPEARANCES FOR: Rev. Shirley Hughes

MAP NO. 1-L & 3L

APPEARANCES AGAINST: None

MINUTES OF MEETING  
June 20, 1997

PREMISES AFFECTED-- 5501 W. Chicago Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the leasing of 17 parking spaces in an existing funeral home parking lot, in a B4-1 Restricted Service District to fulfill the parking requirement for a 250-seat church at 5510-16 W. Chicago Avenue.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 27, 1997; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

That the leasing of the subject site by the applicant church to fulfill the parking requirement for the aforesaid church expansion shall be from June 18, 1997 to June 18, 2007.

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

APPLICANT: Inspirational Deliverance Center Church of God in Christ

CAL. NO. 208-97-Z

APPEARANCES FOR: Rev. Shirley Hughes

MAP NO. 1-L & 3-L

APPEARANCES AGAINST: None

MINUTES OF MEETING  
June 20, 1997

PREMISES AFFECTED-- 5501 W. Chicago Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-1 Restricted Service District, a funeral home's required parking spaces to be used collectively as required parking for a 250-seat church at 5510-16 W. Chicago Avenue and to permit said church with no provision for one loading berth.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 27, 1997: and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; 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 the aforesaid variation request be and it hereby is granted subject to the following condition(s):

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:** Joanne C. Gross **CAL. NO.** 209-97-Z  
**APPEARANCES FOR:** John J. Pikarski, Jr., Joanne C. Gross **MAP NO.** 5-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
June 20, 1997  
**PREMISES AFFECTED--** 1628 N. Wood Street

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the dormering of the attic of a 2-story brick 2-dwelling unit building, whose north side yard will be 10 inches and whose south side yard will be 2.91 feet instead of 6.9 feet each and which expansion will result in a 15% (381 sq. ft.) increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELOS  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 17, 1997; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; 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 the aforesaid variation request be and it hereby is granted subject to the following condition(s):

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:** Patti Navilio **CAL. NO.** 210-97-Z  
**APPEARANCES FOR:** John J. Pikarski, Jr., Patti Navilio **MAP NO.** 5-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
June 20, 1997  
**PREMISES AFFECTED--** 2013 N. Sedgwick Street

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story 16' x 19' addition to the rear of a 3-story brick single family dwelling, with no side yards instead of 1.9 feet each.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELOS  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 17, 1997; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; 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 the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.



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

APPLICANT: Michael A. Vanek

CAL. NO. 211-97-S

APPEARANCES FOR: John J. Pikarski, Jr., Michael A. Vanek

MAP NO. 10-G

APPEARANCES AGAINST: None

MINUTES OF MEETING  
June 20, 1997

PREMISES AFFECTED-- 3920 S. Loomis Street

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance for the approval of the location and the establishment of a reprocessible construction/demolition material facility on approximately 5 acres, in an M3-5 Heavy Manufacturing District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 27, 1997: and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

That the proposed operation is limited to the recycling of reprocessible construction/demolition debris as defined in Section 11-4-1910 of the Municipal Code;

(Additional conditions follow on Page 25a)

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

**MINUTES OF MEETING**

June 20, 1997

Cal. No. 211-97-S

That the volume of materials reprocessed is consistent with the limitations established by the Chicago Department of Environment;

That all material stockpiles on-site are maintained at or below the maximum allowable height of 30 feet consistent with the Municipal Code;

That all material stockpiles are enclosed by solid fencing and are setback a minimum of 25 feet from any property line;

That the operation shall at all times be conducted in conformance with the performance standards established established under Article 10 of the zoning ordinance;

That all applicable rules and regulations of the Chicago Department of Environment are complied with.

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

**APPLICANT:** Michael Trachtenberg **CAL. NO.** 212-97-A  
**APPEARANCES FOR:** John J. Pikarski, Jr., Michael Trachtenberg **MAP NO.** 11-1  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 20, 1997  
**PREMISES AFFECTED-** 4651-61 N. Manor 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.

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELOS  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Michael Trachtenberg, for Albany Bank & Trust Co., Tr. #11-4776, owner, on April 24, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a dwelling unit in a former store on the first floor of a non-conforming 3-story brick store and 19 dwelling unit building, in an R2 Single-Family Residence District, on premises at 4651-61 N. Manor Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 22, 1997, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.5-2, 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 June 20, 1997; and

WHEREAS, the district maps show that the premises is 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, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is improved with a 3-story brick apartment building; that the subject site was rezoned from Apartment zoning to R2 Single-Family Residence in 1957; that testimony presented indicates that 19 dwelling units existed in the 3-story building at the subject site prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the change of use of a non-conforming store premises to a conforming dwelling unit is a proper substitution of use under Section 6.4-7 of the zoning ordinance provided that the unit is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a dwelling unit in a former store on the first floor of a non-conforming 3-story brick store and 19 dwelling unit building, on premises at 4651-61 N. Manor Avenue, upon condition that the said unit is brought into compliance with building codes with plans and permits 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:** Bong Kim **CAL. NO.** 213-97-A  
**APPEARANCES FOR:** John J. Pikarski, Jr., Bong Kim **MAP NO.** 19-G  
**APPEARANCES AGAINST:** Steve Peck **MINUTES OF MEETING:**  
June 20, 1997  
**PREMISES AFFECTED-** 7630-36 N. Rogers 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.

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELOS  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Bong Kim, for Chicago Title & Trust, Tr. #1088148, owner, on April 3, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing laundry and dry cleaning establishment due to the restriction that the use employs not more than two persons in addition to one owner or manager, in a B4-4 Restricted Service District, on premises at 7630-36 N. Rogers Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 11, 1997, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-4A (11)."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1997; and

WHEREAS, the district maps show that the premises is located in a B4-4 Restricted Service District; and

WHEREAS, that the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B4-4 Restricted Service District; that the subject site is improved with a 1-story brick commercial building occupied by an existing laundry and dry cleaning business presently employing 12 persons; that the 1-story building at the subject site was constructed in 1925 at which time the site was zoned Commercial; that a laundry and dry cleaning business employing more than 3 persons was a permitted use at that time; that testimony presented indicates that a laundry and dry cleaning business has been operated at the subject site with more than three employees since prior to the downzoning of the subject site from Commercial zoning to Business zoning which rendered the existing laundry and dry cleaning business a legal non-conforming use at the site; 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 certify an existing laundry and dry cleaning establishment limited to employing not more than 12 persons plus the owner or manager, on premises at 7530-36 N. Rogers 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:** Sandra Taylor **CAL. NO.** 214-97-A  
**APPEARANCES FOR:** Sandra Taylor **MAP NO.** 1-M  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 20, 1997  
**PREMISES AFFECTED-** 5613 W. Chicago 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.

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELOS  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Sandra Taylor, owner, on May 2, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing beauty salon in a 2-story brick store building, in a B3-2 General Retail District, on premises at 5613 W. Chicago Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 24, 1997, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1997; and

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

WHEREAS, The Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B3-2 General Retail District; that the subject site is improved with a 2-story brick store building; that the appellant purchased the subject property in 1985; that a beauty salon , a B4 use, has been in operation at the subject site since 1987 but ceased operation for two years due to illness of the appellant; that there was no intent to abandon the beauty salon use at the premises; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an existing beauty salon in a 2-story brick building, on premises at 5613 W. Chicago Avenue, upon condition that the hours of operation shall be limit to the hours between 9 A.M. and 7 P.M., Tuesday through Saturday; 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:** Melissa Davenport

**CAL. NO.** 215-97-A

**APPEARANCES FOR:** None

**MAP NO.** 12-E

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
June 20, 1997

**PREMISES AFFECTED-** 353 E. 47th Street

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

**ACTION OF BOARD--**

CASE DISMISSED FOR  
WANT OF PROSECUTION.

**THE VOTE**

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ADSENT
		X
X		
X		
X		

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

**APPLICANT:** Ruben D. Araque **CAL. NO.** 216-97-A  
**APPEARANCES FOR:** Ruben D. Araque **MAP NO.** 7-I  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 20, 1997  
**PREMISES AFFECTED-** 3139 N. Richmond 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.

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELOS  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Ruben D. Araque, owner, on April 18, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 1 ½ story frame building as 2 dwelling units, in an R3 General Residence District, on premises at 3139 N. Richmond Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 11, 1997, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 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 June 20, 1997; and

WHEREAS, the district maps show that the premises is 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, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a 1 ½ story frame building; that the evidence presented indicates that subject building has been occupied as 2 dwelling units since prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as 2 dwelling units provided it is brought into compliance with applicable building code regulations; 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 certify the use of a 1 ½ story frame building as 2 dwelling units, on premises at 3139 N. Richmond Street, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Sylvia Patellaro **CAL. NO.** 217-97-A  
**APPEARANCES FOR:** Barry Ash, Sylvia Patellaro **MAP NO.** 12- N  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 20, 1997  
**PREMISES AFFECTED-** 5542 S. Oak Park 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.

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELOS  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
	X	
	X	
	X	

**THE RESOLUTION:**

WHEREAS, Sylvia Z. Patellaro, owner, on April 1, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 1 ½ story brick building as 2 dwelling units, in an R2 Single-Family Residence District, on premises at 5542 S. Oak Park Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 20, 1997, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 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 June 20, 1997; and

WHEREAS, the district maps show that the premises is 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, hereby makes the following findings of fact: that the said use is located in an R2 Single-Family Residence District; that the subject site is a 4,125 sq.ft. lot improved with a 1 ½ story brick building; that testimony presented indicates that the subject building was originally constructed in 1950; that the contractor built the structure with an outside staircase to the attic and a kitchen facility; that the subject site was zoned Family Residence in 1942 and rezoned to R2 Single-Family Residence in 1957; that no evidence was provided to indicate that the subject building is a legal two-dwelling unit building in that the building was originally built in 1950 and that the subject site has been zoned only for single-family residences since 1942 ; that under Section 7.5-2 of the zoning ordinance the Board has no authority to certify the use of the subject building as two dwelling units; it is therefore

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



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

**APPLICANT:** Haim Brody  
**APPEARANCES FOR:** Barry Ash, Haim Brody  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED-** 3451 N. Halsted Street  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**CAL. NO.** 218-97-A

**MAP NO.** 9-F

**MINUTES OF MEETING:**  
June 20, 1997

**ACTION OF BOARD--**

**THE VOTE**

APPEAL SUSTAINED AND THE DECISION OF THE OFFICE OF THE ZONING ADMINISTRATOR REVERSED.

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELOS  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE

	AFFIRMATIVE	NEGATIVE	ABSENT
			X
X			
X			
X			

**THE RESOLUTION:**

WHEREAS, Haim Brody, owner, on April 24, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a non-conforming dwelling unit into the area previously occupied by a business use on the first floor of a 3-story brick apartment building, in a C1-3 Restricted Commercial District, on premises at 3451 N. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 11, 1997, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 9.3-1, 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 June 20, 1997; and

WHEREAS, the district maps show that the premises is located in a C1-3 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, hereby makes the following findings of fact: that the proposed use is to be located in a C1-3 Restricted Commercial District; that the subject site is improved with a 3-story brick greystone-type apartment building; that the appellant purchased the subject property in April 1996; that on September 17, 1976, the Board sustained an appeal permitting the conversion of two rooms of an existing apartment on the first floor of the 3-story brick apartment at the subject site into a hobby shop, in Cal. No. 239-76-A; that the 3-story building at the subject site was originally constructed as an apartment building although the site has been zoned Commercial since the adoption of the 1923 zoning ordinance; that testimony presented indicates that the previously approved hobby shop was never an active business operation at the subject site and ceased being used as a hobby workshop in 1993; that the appellant has a right to expand the first floor non-conforming dwelling unit into the area previously occupied by the hobby workshop; 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

**MINUTES OF MEETING**

June 20, 1997

Cal. No. 218-97-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to allow the expansion of a non-conforming dwelling unit into the area previously occupied by a hobby workshop on the first floor of a 3-story brick apartment building, on premises at 3451 N. Halsted 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: Francisco J. Monarrez

CAL. NO. 219-97-A

APPEARANCES FOR: None

MAP NO. 8-I

APPEARANCES AGAINST: None

MINUTES OF MEETING:  
June 20, 1997

PREMISES AFFECTED- 2843-45 W. 36th Street

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

ACTION OF BOARD--

THE VOTE

CASE DISMISSED FOR  
WANT OF PROSECUTION.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

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

**APPLICANT:** A-B Unocal 76 **CAL. NO. 220-97-A**

**APPEARANCES FOR:** Thomas Shero, Aladin Khamis **MAP NO. 13-M**

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 20, 1997

**PREMISES AFFECTED-** 5550 N. Ashland 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.

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELOS  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, A-B Unocal 76, for Wholesale Oil, owner, on April 7, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the retail sale of food in conjunction with an existing auto service station facility, in an R4 General Residence District, on premises at 5550 N. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 27, 1997, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1997; and

WHEREAS, the district maps show that the premises is 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, hereby makes the following findings of fact: that the said use is to be located in an R4 General Residence District in a legal pre-existing auto service station building; that the appellant proposes to establish a small food mart at the subject site for the retail sale of soda pop, candy, chips, etc. only; that there will be no dispensing of food on the premises from microwave ovens; that licensing requirements have caused the case to be filed; that the limited retail sale of snack items at the subject site is accessory to the principal auto service station facility; 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 retail sale of food as an accessory use only in conjunction with an existing auto service station facility, on premises at 5550 N. Ashland Avenue, upon condition that there shall be no dispensing of food from microwave ovens; 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:** Charles Murphy **CAL. NO.** 221-97-A  
**APPEARANCES FOR:** Charles Murphy **MAP NO.** 20-B  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 20, 1997  
**PREMISES AFFECTED-** 8400 S. Kingston 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**

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELOS  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	AUSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Charles Murphy, owner, on April 8, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a 2-story brick store and apartment building, in an R3 General Residence District, on premises at 8400 S. Kingston Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 8, 1997, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1997; and

WHEREAS, the district maps show that the premises is 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, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 2-story brick store and apartment building; that on September 21, 1984 the Board sustained an appeal by the appellant in this case to permit the dispensing of food in an existing grocery store in the 2-story brick store and apartment building at the subject site, in Cal. No. 343-84-A; that the grocery store ceased operation in 1994 due to the death of the appellant's wife and that now that the appellant is retired he now seeks to reopen the grocery store; that in addition to the retail sale of grocery items he also seeks to dispense fast food items such as hot dogs, burgers, etc; that there was no intent to abandon the use of the subject store for business purposes, the store fixtures having remained in place during the interim; that licensing requirements have caused the case to be filed; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in a 2-story brick store and apartment building, on premises at 8400 S. Kingston Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 9 P.M., Monday through Saturday; that no alcoholic beverages shall be sold on 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:** Jamie Sanchez **CAL. NO.** 222-97-A

**APPEARANCES FOR:** Jaime Sanchez **MAP NO.** 8-H

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 20, 1997

**PREMISES AFFECTED-** 2213 W. Bross Avenue / 3229 S. Bell 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.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
	X	
	X	
	X	

**THE RESOLUTION:**

WHEREAS, Jaime Sanchez, owner, on April 22, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile repair shop in a 1-story brick garage building at the rear of the lot additionally improved with a 2-story residence at the front of the lot, in an R3 General Residence District, on premises at 2213 W. Bross Avenue / 3229 S. Bell Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 21, 1997, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 1-story brick garage building at the rear of the subject lot which is additionally improved with a 2-story brick residence at the front of the lot; that testimony presented indicates that the prior use of the subject garage building was for automobile repair, which use ceased operation in 1984; that Section 6.4-5 of the zoning ordinance provides that a building, structure or portion thereof, all or substantially all of which is designed or intended for a use which is not permitted in the district in which it is located, which is or hereafter becomes vacant and remains unoccupied or is not used for a continuous period of one year, shall not thereafter be occupied or used except by a use which conforms to the use requirements of the district in which it is located; that under Sections 6.4-5 and 7.3-3 of the zoning ordinance, the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Ronald Zriny

CAL. NO. 223-97-A

APPEARANCES FOR: None

MAP NO. 5-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:  
June 20, 1997

PREMISES AFFECTED- 1927-29 N. Orchard Street

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

**ACTION OF BOARD--**

**THE VOTE**

APPEAL WITHDRAWN UPON  
MOTION OF APPELLANT.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

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

**APPLICANT:** Drake R.E. Development L.L.C. **CAL. NO.** 224-97-Z  
**APPEARANCES FOR:** Aaron Spivak, Henry Espinoza **MAP NO.** 3-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
 June 20, 1997  
**PREMISES AFFECTED--** 243-45 W. Scott Street

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4-story 4-dwelling unit addition to the rear of an existing 3-story brick 3-dwelling unit building, whose east side yard will be 4' and whose west side yard will be 7½ inches instead of 4.1' each and whose rear yard will be 6.08' instead of 30'.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELOS  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 17, 1997: and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; 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 the aforesaid variation request be and it hereby is granted subject to the following condition(s):

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:** Paulina Manor Townhomes L.L.C. **CAL. NO.** 225-97-Z  
**APPEARANCES FOR:** Jack Guthman, Robert Berliner **MAP NO.** 5-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
 June 20, 1997  
**PREMISES AFFECTED--** 1757 N. Paulina Street / 1754 N. Marshfield Avenue

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2½ story 18 dwelling unit townhouse building on a through lot, with no east and west front yards instead of 15 feet each, with no side yards instead of 10 feet each, and with no midway rear yard instead of 60 feet.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELOS  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 17, 1997; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; 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 the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Jose & Lupe Jimenez

**CAL. NO.** 226-97-S

**APPEARANCES FOR:** Jose & Lupe Jimenez

**MAP NO.** 7-J

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
June 20, 1997

**PREMISES AFFECTED--** 3800-10 W. Fullerton Avenue

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a coin-operated launderette in a 1-story brick building, in a B2-1 Restricted Retail District.

**ACTION OF BOARD--**

CASE CONTINUED TO  
AUGUST 15, 1997.

**THE VOTE**

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

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

**APPLICANT:** The Lili Group V Ltd.

**CAL. NO.** 227-97-S

**APPEARANCES FOR:**

**MAP NO.** 1-1

**APPEARANCES AGAINST:** Michael Roman, et al.

**MINUTES OF MEETING**  
June 20, 1997

**PREMISES AFFECTED--** 317 N. Francisco Avenue

**NATURE OF REQUEST--**Application under Article 11 of the zoning ordinance for the approval of the location and the establishment of a junk yard in conjunction with a recycling facility, in an M2-2 General Manufacturing District.

**ACTION OF BOARD--**

CASE CONTINUED TO  
SEPTEMBER 19, 1997.

**THE VOTE**

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

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

**APPLICANT:** Mansour P. Tadros

**CAL. NO.** 228-97-S

**APPEARANCES FOR:** Mansour P. Tadros

**MAP NO.** 28-E

**APPEARANCES AGAINST** Barbara Jones

**MINUTES OF MEETING**

**PREMISES AFFECTED--** 28 E. 112th Place

June 20, 1997

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a government-operated health center in a 1-story brick building, in a B5-2 General Service District.

**ACTION OF BOARD**

**THE VOTE**

APPLICATION APPROVED.

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELOS  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 27, 1997; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the subject site is improved with a vacant 1-story brick building; that it is proposed to establish a City of Chicago Department of Mental Health center at the subject site; that the proposed use is necessary for the public convenience at this location to provide mental health counseling services in the immediate community; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed health center which will provide on-site security during all hours of operation; that the hours of operation will be limited to the hours between 9 A.M. and 5 P.M, Monday through Friday and from 9 A.M. to 2 P.M. one Saturday a month; that no methadone treatments will be provided at the subject facility; that the proposed use will be compatible with existing business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following conditions:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

(Additional conditions follow on Page 42a.)

**MINUTES OF MEETING**

June 20, 1997

Cal. No. 228-97-S

That the hours of operation shall be limited to the hours between 9 A.M. and 5 P.M., Monday through Friday and from 9 A.M. to 2 P.M. one Saturday a month;

That security guards shall be on duty during all hours of operation of the health center;

That no methadone treatments shall be provided by the proposed health center.

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

**APPLICANT:** Benchwarmers, Inc., d/b/a Hi-Tops Cafe **CAL. NO.** 258-96-A  
**APPEARANCES FOR:** Gary I. Wigoda, Michael Moses **MAP NO.** 9-G  
**APPEARANCES AGAINST:** Ken Schmetterer **MINUTES OF MEETING:**  
June 20, 1997  
**PREMISES AFFECTED-** 3551 N. Sheffield Avenue  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

CASE CONTINUED TO  
SEPTEMBER 19, 1997.

**THE VOTE**

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

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

**APPLICANT:** Donald J. Vogel, Esq.

**CAL. NO.** 443-96-A

**APPEARANCES FOR:** Donald J. Vogel, Esq.

**MAP NO.** 13-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
June 20, 1997

**PREMISES AFFECTED-** 1776 W. Berwyn Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
SEPTEMBER 19, 1997.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

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

**APPLICANT:** Nirmal S. Singha, Jaiddev S. Bhattal & Gurcharn S. Jhai

**CAL. NO.** 444-96-S

**APPEARANCES FOR:** Donald J. Vogel

**MAP NO.** 13-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
June 20, 1997

**PREMISES AFFECTED--** 1776 W. Berwyn Avenue

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the stablishment of an off-site accessory automobile parking lot, in an R4 General Residence District, to serve a taxi cab business located at 5300 N. Ravenswood Avenue.

**ACTION OF BOARD--**

CASE CONTINUED TO  
SEPTEMBER 19, 1997.

**THE VOTE**

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		



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

APPLICANT: Nirmal S. Singha, Jaiddev S. Bhattal and Gurcharn S. Jhai

CAL. NO. 445-96-Z

APPEARANCES FOR: Donald J. Vogel

MAP NO. 13-H

APPEARANCES AGAINST: None

MINUTES OF MEETING  
June 20, 1997

PREMISES AFFECTED-- 1776 W. Berwyn Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, an off-site accessory parking lot for passenger automobiles, with no front yard instead of 15 feet and operated 24 hours daily.

ACTION OF BOARD--

CASE CONTINUED TO  
SEPTEMBER 19, 1997.

THE VOTE

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

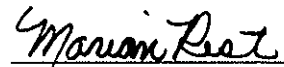
AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**MINUTES OF MEETING**

June 20, 1997

Member McCabe-Miele moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting July 18, 1997.

  
\_\_\_\_\_  
Secretary