

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

MINUTES OF THE REGULAR MEETING OF THE  
ZONING BOARD OF APPEALS

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held in Room 569 County Building, 118 N. Clark Street on July 16, 1999  
at 9:00 A.M. and 2:00 P.M.

The following members were present for all or part of the meeting and constituted a quorum:

Joseph J. Spingola  
Chairman  
Demetri Konstantelos  
Le Roy K. Martin, Jr.  
Gigi McCabe-Miele

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

APPLICANT: Washington Federal Bank

CAL. NO. 112-99-S

APPEARANCES FOR:

MAP NO. 6-G

APPEARANCES AGAINST:

MINUTES OF MEETING  
July 16, 1999

PREMISES AFFECTED-- 2869 S. Archer 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 drive through facility, in conjunction with an existing bank in a 2-story brick building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO  
SEPTEMBER 17, 1999.

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 Old Rugged Cross M.B. Church

**CAL. NO.** 117-99-S

**APPEARANCES FOR:** Harley Fleming

**MAP NO.** 3-L

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**

**PREMISES AFFECTED--** 5505 W. Division Street

April 16, 1999 and  
July 16, 1999

**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 100 seat church in an existing 1-story brick building with parking proposed at the rear of the lot, 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 April 16, 1999 and July 16, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 31, 1999: 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 to be located in a B4-1 Restricted Service District; that the subject site is improved with a 1-story brick building; that on February 25, 1999, the applicant filed a special use application for the approval of the establishment of a church at the subject site; that testimony presented at the April 16, 1999 hearing indicated that a least one current holder of a City of Chicago retail liquor license is located within 100 feet of the subject site; that Section 6-11 of the Illinois Liquor Control Act prohibits the issuance of a liquor license within 100 feet of a church or church affiliated school but that this section does not prohibit churches from locating within 100 feet of existing licensed liquor vendors; that at times this section has had the effect of prohibiting a liquor licensee from selling its business because of the subsequent opening of a church within 100 feet of the licensed premises; that in recognition of this fact; Section 6-11 also allows the corporate authorities of a municipality to allow future issuance of liquor licenses at currently licensed premises where a church receives a special use permit to operate within 100 feet of such premises; and

WHEREAS, an ordinance has been introduced by the alderman of the 29th Ward providing that pursuant to Section 6-11 of the Illinois Liquor Control Act, the presence of a church at the subject site shall not prevent the future issuance of license for the retail sale of alcoholic liquor within 100 feet of the subject site, provided, however, that this exception applies only to issuance of such license at premises where such a license exists on the effective date of said ordinance; and

**MINUTES OF MEETING**

April 16, 1999 and July 16, 1999

Cal. No. 117-99-S

WHEREAS, that evidence presented indicates 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 parking area located at the rear of the proposed church shall be used solely for the parking of private passenger automobiles;

That the parking area shall be improved with a compacted macadam base, not less than four inches thick and 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 chain link fencing shall be provided on the east, west and south lot lines, excepting the driveway;

That striping and lighting shall be provided;

That ingress and egress shall be via the public alley abutting the property to the south provided a waiver of the alley barrier requirement shall be obtained from the City Council; that a security gate shall be provided at the alley entrance / exit;

That it shall be the responsibility of the applicant to improve and maintain the parking area continuously in conformance with the provisions and standards hereby established under this order; and be it further

RESOLVED, that a copy of the Ordinance issued by the City Council pursuant to Section 6-11 of the Illinois Liquor Control Act pertaining to the subject site is hereby attached and made part of this resolution.

## ORDINANCE

**WHEREAS**, the Old Rugged Cross Missionary Baptist Church has applied to the Zoning Board of Appeals for a special use to allow the applicant to operate a church at 5505 West Division Street; and

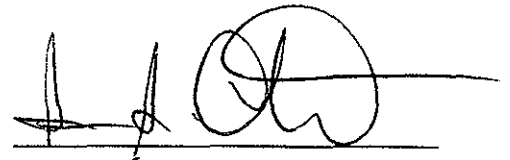
**WHEREAS**, at least one current holder of a City of Chicago retail liquor license is located within 100 feet of 5505 West Division Street; and

**WHEREAS**, Section 6-11 of the Illinois Liquor Control Act prohibits the issuance of a liquor license within 100 feet of a church or church-affiliated school. This section does not prohibit churches from locating within 100 feet of existing licensed liquor vendors, and at times has had the effect of prohibiting a liquor licensee from selling its business because of the subsequent opening of a church within 100 feet of the licensed premises. In recognition of this fact, Section 6-11 also allows the corporate authorities of a municipality to allow future issuance of liquor licenses at currently licensed premises, where a church receives a special use permit to operate within 100 feet of such premises; now, therefore,

### **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:**

**SECTION 1.** Pursuant to Section 6-11 of the Illinois Liquor Control Act, the presence of a church at 5505 West Division Street shall not prevent the future issuance of licenses for the retail sale of alcoholic liquor within 100 feet of 5505 West Division Street; provided, however, that this exception applies only to issuance of such license at premises where such a license exists on the effective date of this ordinance.

**SECTION 2.** This ordinance shall take effect on its passage and approval, and the approval by the Zoning Board of Appeals of the application for a special use to allow Old Rugged Cross Missionary Baptist Church to operate on the premises located at 5505 West Division Street.

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right, positioned above a solid horizontal line.

Alderman, 29th Ward

**MINUTES OF MEETING**

July 16, 1999

Cal. No. 133-96-S

Rev. Arthur M. Brazier, for Apostolic Church of God, applicant, presented a written request for an extension of time in which to complete the improvements for an off-site accessory parking lot for 55 private passenger automobiles, on premises at 6325 S. Dorchester Avenue, to serve a church at 6320 S. Dorchester Avenue, approved by the Board on April 26, 1996, in Cal. No. 133-96-S.

Rev. Brazier stated that the subject property was slated for improvement for permanent parking but the improvement work was delayed because the church was in negotiations with the Department of Planning and Development to acquire the land adjacent to the aforesaid site. The church's objective was to improve the entire east side block of S. Dorchester Avenue when the negotiations with the Department of Planning and Development were successfully completed, and to reduce the construction cost and do the entire block at one time rather than as a piece-meal effort. Rev. Brazier further stated that the negotiations with the Planning Department have been completed and the land has been sold to the church by the City of Chicago.

Chairman Spingola moved that the request for an extension of time in which to complete the improvements for the aforesaid off-site accessory parking lot be denied due to the expiration of the validity of the special use granted by the Board on April 26, 1996 in Cal. No. 133-96-S, and that the applicant is required to file a new special use application. The motion prevailed by yeas and nays as follows:

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

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

APPLICANT: Denise Rosenbloom

CAL. NO. 133-99-Z

APPEARANCES FOR: John Fennig, Denise Rosenbloom

MAP NO. 5-F

APPEARANCES AGAINST: None

MINUTES OF MEETING

PREMISES AFFECTED-- 528 W. Dickens Avenue

May 21, 1999

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 2-story masonry addition including a 2 car garage on the east side of an existing 3-story brick residence whose front yard will be 4' instead of 15' and whose west side yard will be 2' and with no east side yard instead of 7.65' each.

ACTION OF BOARD--

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 May 21, 1999 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 3, 1999; 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:** Juan Peralta **CAL. NO.** 139-99-Z  
**APPEARANCES FOR:** Juan Peralta **MAP NO.** 7-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
July 16, 1999  
**PREMISES AFFECTED--** 3117 N. Paulina 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 3rd floor addition to an existing 2½-story frame 3 dwelling unit building, whose front yard will be 11.44' instead of 15.52' and with no north side yard instead of 7' and which addition will result in a 6.67% ( 517 sq. ft.) increase in the amount of floor area prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance.

**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 July 16, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 3, 1999; 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: Mark A. Kriesemint

CAL. NO. 153-99-A

APPEARANCES FOR: None

MAP NO. 5-1

APPEARANCES AGAINST:

MINUTES OF MEETING:  
July 16, 1999

PREMISES AFFECTED- 3016 W. North Avenue

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

ACTION OF BOARD--

THE VOTE

CASE DISMISSED FOR  
LACK 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: White Hen Pantry, Inc.

CAL. NO. 159-99-A

APPEARANCES FOR:

MAP NO. 9-F

APPEARANCES AGAINST:

MINUTES OF MEETING:  
July 16, 1999

PREMISES AFFECTED- 3930 N. Pine Grove Avenue

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		

MINUTES OF MEETING

July 16, 1999

Cal. No. 180-99-S

Bernard I. Citron, for Glazier Corporation, applicant, presented a written request for an amendment to the resolution granted by the Board on June 18, 1999 in Cal. No. 180-99-S, for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed restaurant with 9 off-street parking spaces on site, on premises at 4701-11 S. Cicero Avenue.

Mr. Citron requested that the following conditions be deleted from the resolution granted by the Board: (1) "That a "Stop-Do Not Enter" sign shall be erected at the exit on S. Cicero Avenue." and (2) "That ingress to the drive-through facility shall be from W. 47th Street and egress from the drive-through facility shall be onto S. Cicero Avenue."

Mr. Citron is requesting that the following condition be adopted: **"That ingress to and egress from the drive-through facility shall be from both W. 47th Street and S. Cicero Avenue."**

Mr. Citron stated in support of his request that at the hearing on June 18, 1999, it was clearly pointed out that the ingress and egress was to be from both 47th Street and Cicero Avenue. On S. Cicero Avenue it was agreed that a "Stop-Do Not Enter" sign would be erected at the exit onto S. Cicero Avenue. However, there is also an entrance, which is shown on the June 15, 1999 plan, which is also the plan that the Department of Planning and Development's recommendation was conditioned on. Mr. Citron further stated that it is imperative to the success of the project to have both ingress and egress from both W. 47th Street and S. Cicero Avenue.

Chairman Spingola moved that the request be approved and the resolution granted by the Board on June 18, 1999, in Cal. No. 180-99-S be amended as stated above. The motion prevailed by yeas and nays as follows:

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

**MINUTES OF MEETING**

July 16, 1999

Cal. No. 198-98-Z

Paula M. Lingo, applicant, presented a written request for an extension of time in which to obtain the necessary building permit for the erection of a 1 and 2-story garage and sun room addition to the rear of a 3-story brick 2-dwelling unit building, with no east front yard instead of 20', with no side yards instead of 3' each, and which additions will result in a 14.57% (542 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, on premises at 3311 S. Calumet Avenue, approved by the Board on June 19, 1997, in Cal. No. 198-98-Z.

Ms. Lingo stated that the requested extension of time is necessary in order to resolve problems with the Landmarks Commission regarding her choice of building materials and locating a reasonably priced contractor.

Chairman Spingola moved that the request be granted and the time for obtaining the necessary building permit be extended to June 19, 2000. The motion prevailed by yeas and nays as follows:

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

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

APPLICANT: 58 East Bellevue L.L.C.

CAL. NO. 202-99-Z

APPEARANCES FOR: Scott Saef, Michael Lustig

MAP NO. 3-E

APPEARANCES AGAINST: None

MINUTES OF MEETING  
July 16, 1999

PREMISES AFFECTED-- 58 E. Bellevue Place

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 stair tower addition to the west side connecting to the rear of the basement, 1st floor, 2nd floor and new partial 4th floor additions, all of which are to an existing 3-story brick single family residence with no east or west side yards instead of 2.6' each and no rear yard instead of the required 30'.\*

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 July 16, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 2, 1999; 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.

\*Amended at the hearing.

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

APPLICANT: Dennis Ross

CAL. NO. 203-99-A\*

APPEARANCES FOR: John J. Pikarski, Jr., Dennis Ross

MAP NO. 12-M

APPEARANCES AGAINST: Robert Pouk

MINUTES OF MEETING  
July 16, 1999

PREMISES AFFECTED-- 5224 S. Central Avenue\*

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the sub-division of a zoning lot improved with a 1-story single family dwelling whose north side yard will be .4' instead of 2.5'.\*

**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 public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 2, 1999; and

WHEREAS, the variation application delineated above was amended to an appeal at the public hearing held on July 16, 1999; and

WHEREAS, the district maps indicate that the proposed use is to be 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 this case is concerned with a 3,138.25 sq. ft. parcel of land having an address of 5226 and 5224 S. Central Avenue; that the appellant, a contractor, owns the property addressed as 5224 S. Central Avenue; that 5226 S. Central Avenue is owned by Fred Weinert and is improved with a single-family dwelling; that the appellant originally sought a north side variation from the required 2.5 feet to .4 feet to be allowed to construct a single-family dwelling on the property (5224) north of and adjacent to the subject property (5226); that the construction, as proposed, on 5224 would meet all zoning requirements relative to front, side and rear yard setbacks and, therefore, no variation is required on that lot; that the application is hereby amended to an appeal and that appellant, Dennis Ross, is allowed to build a single family dwelling at 5224 S. Central Avenue provided the appellant first obtains a building permit and that all other applicable ordinances of the City of Chicago are complied with; it is hereby

\*Amended at the hearing.

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

**MINUTES OF MEETING**

July 16, 1999

Cal. No. 203-99-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 permit the sub-division of a zoning lot improved with a 1-story single-family dwelling, on premises at 5224 S. Central 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:** Bridget Gawenda **CAL. NO.** 204-99-Z  
**APPEARANCES FOR:** Donald J. Vogel, Bridget Gawenda **MAP NO.** 9-G (SD #6-Sub B)  
**APPEARANCES AGAINST:** Roger Threpelius, et al. **MINUTES OF MEETING**  
July 16, 1999  
**PREMISES AFFECTED--** 3215 N. Southport Avenue

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in (SD #6-Sub B) R4 General Residence District, the erection of a 3-story 3 dwelling unit building whose front yard will be 11.75' instead of 15', with a building height of 39.5' instead of 36' and whose minimum lot area per dwelling unit will be 995.83 sq. ft. instead of 1,100 sq. ft. per unit, (90.53%).

**ACTION OF BOARD--**

**THE VOTE**

VARIATION DENIED.

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 July 16, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 2, 1999; 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 to be located in Special District #6-Sub B R4 General Residence District; that the subject site is a 2,986 sq.ft. irregular shaped lot improved with a 2 ½ story frame residential building; that the applicant proposes to erect a 3-story masonry with basement 3-dwelling unit building at the subject site with a building of height of 39.5'; that the applicant plans to duplex the 2nd and 3rd stories into an owner occupied dwelling unit; that no evidence was presented to indicate 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 zoning district in which the site is located; that the 39.5' height of the proposed 3-story 3 dwelling unit building exceeds the 36' height limitation imposed by the Special District-6 North Central-West Lakeview Special District regulations; that no evidence was presented to indicate that any unique circumstances exist; that the variations, if granted, will alter the essential character of the locality in that the proposed 3-story 3-dwelling unit building will not be compatible with existing residential improvements on the block, the majority of which are 2-story frame buildings; it is therefore

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



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

APPLICANT: Debra Lazar

CAL. NO. 205-99-Z

APPEARANCES FOR: Bernard I. Citron

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING  
July 16, 1999

PREMISES AFFECTED-- 2938 N. Lakewood 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 2-story single family dwelling with basement and attic whose front yard will be 4' instead of 20', with a south side yard of 3' and a north side yard of 1.33' instead of 6.91' each.

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
SEPTEMBER 17, 1999.

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:** Roszak / ADC L.L.C. / Thomas A. Roszak **CAL. NO.** 206-99-Z  
**APPEARANCES FOR:** Patrick T. Brankin, Thomas A. Roszak **MAP NO.** 1-F  
**APPEARANCES AGAINST:** Howard Conant **MINUTES OF MEETING**  
**PREMISES AFFECTED--** 433 N. Wells Street July 16, 1999

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in a B7-5 General Central Business District, the erection of a 7-story office and 10 dwelling unit building, with no rear yard instead of 30' and no provision for 1 required 10' x 25' 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 July 16, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 2, 1999; 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 to be located in a B7-5 General Central Business District; that the subject site is a 51.46' x 110' lot presently improved as a public vehicle parking lot; that the applicant proposes to erect a 7-story office and 10 dwelling unit building at the subject site; that the 1st floor of the proposed 7-story building will contain offices and 11 garage parking spaces with access from an abutting 15' wide alley to the east; that the 2nd through 5th floors will contain 2 condominium dwelling units each and the 6th and 7th floors will contain 2 duplex condominium dwelling units each; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that without the variations requested the proposed 7-story 10 dwelling unit building would not be an economically or architecturally viable project as designed; that the plight of the owner is due to unique circumstances in that the building as designed provides for a light and air atrium, which space requires encroachment into the required rear yard; that the 10 dwelling units will be marketed as condominium dwelling units creating a minimum of in and out movement and thereby negates the need for a loading berth; that the proposed 7-story office and 10 dwelling unit building will be compatible with the existing improvements in the area and will not alter the mixed business and residential character of the locality; it is therefore

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

**MINUTES OF MEETING**

July 16, 1999

Cal. No. 206-99-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that 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:** Longstreet Renovation & Development Co. **CAL. NO.** 207-99-Z

**APPEARANCES FOR:** Paul W. Shadle **MAP NO.** 3-E

**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
July 16, 1999

**PREMISES AFFECTED--** 48 E. Elm 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 addition to the west side at the rear of an existing 4-story 4 dwelling unit building in the conversion to a single family dwelling with no east and west side yards instead of 1.66' each and no rear yard instead of 30'.

**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 July 16, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 2, 1999; 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: David and Susan Mendelsohn

CAL. NO. 208-99-Z

APPEARANCES FOR: Paul W. Shadle, David & Susan Mendelsohn

MAP NO. 7-G

APPEARANCES AGAINST: Mary Driscoll

MINUTES OF MEETING  
July 16, 1999

PREMISES AFFECTED-- 1251 W. Wrightwood 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 2-story with basement single family dwelling whose front yard will be 14' instead of 23', with an east side yard of 2.6', and a west side yard of 1.3' instead of 6.3' each.

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 July 16, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 2, 1999; 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 to be located in an R3 General Residence District; that the subject site is a 25' x 132.5' lot improved with a 2 1/2 story frame residential building; that the applicants propose to erect a 2-story with basement single-family dwelling at the subject site; that the subject property has no alley access at the rear for vehicle ingress and egress which necessitates the provision of access at the front and incorporation of the garage into the primary single-family residential building; that the variations requested are necessary in order to construct a modern single-family dwelling containing adequate living space; that the plight of the owner is due to unique circumstances in that without the variations requested the proposed single-family dwelling would be extremely narrow and would require additional stories in order to obtain necessary living space; that the proposed 2-story with basement single-family dwelling will be compatible with existing residential improvements in the block and that the variations, 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:** La Touraine, L.L.C.

**CAL. NO.** 209-99-Z

**APPEARANCES FOR:** Danielle Meltzer Cassel, John Leahdey

**MAP NO.** 3-E

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
July 16, 1999

**PREMISES AFFECTED--** 18-30 E. Chestnut Street

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in a B7-6 General Central Business District, the erection of a 32-story 415 room hotel with related uses with provisions for 2 instead of 3 loading berths and the reduction in size of 1 loading berth from 10' x 50 required to 10' x 30'.

**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		
A	b	s
t	a	i
n		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 2, 1999; 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;

That no business identification or advertising sign(s) shall be installed on the roof of the subject 32-story hotel building until a variation of the zoning ordinance has been applied for by the applicant and approved by the Zoning Board of Appeals.

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

**APPLICANT:** Alexander Pearsall

**CAL. NO.** 210-99-Z

**APPEARANCES FOR:** Thomas S. Moore, Jeffrey Pearsall

**MAP NO.** 7-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
July 16, 1999

**PREMISES AFFECTED--** 1048 W. Barry Avenue

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the location and establishment of 5 dwelling units in the conversion of an existing church building to an apartment building whose front yard will be 1.89' instead of 12', whose west side yard will be 1.77' instead of 7.5', and with no provision for 1 required 10' x 25' 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 July 16, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 2, 1999; 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:** Illinois / Service Federal Savings and Loan **CAL. NO.** 211-99-S  
**APPEARANCES FOR:** Langdon D. Neal **MAP NO.** 22-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
**PREMISES AFFECTED--** 351-79 E. 87th Street July 16, 1999

**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 drive-through facility in conjunction with the erection of a 1-story retail bank building containing 8,500 sq. ft., 5\* drive through lanes, and 32 on site parking spaces, in a B4-1 Restricted 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 July 16, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 2, 1999; 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;

That lighted directional signs shall be provided at the established entrance and exit; that a "Stop-Do Not Enter" sign shall be erected at the exit on E. 87th Street;

(Additional conditions follow on page 12a.)

\*Amended



**MINUTES OF MEETING**

July 16, 1999

Cal. No. 211-99-S

That ingress to the drive-through lanes shall be from S. Calumet Avenue at the southwest corner of the subject site and that egress from the drive-through lanes shall be onto E. 87th Street;

That the proposed drive-through banking facility shall be constructed consistent with the layout, design, fencing and landscaping represented on the site plan prepared by Piekarz Associates P.C. , dated July 17, 1999.

That all other applicable provisions of the new City of Chicago Drive-Through Ordinance shall be complied with;

That it shall be the responsibility of the applicant to improve and maintain the drive-through facility continuously in conformance with the conditions hereby established under this order.

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

**APPLICANT:** G & J Partners

**CAL. NO.** 212-99-S

**APPEARANCES FOR:** Keil M. Larson

**MAP NO.** 15-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
July 16, 1999

**PREMISES AFFECTED--** 5722 N. Winthrop 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 parking lot for 28\* private passenger automobiles, to serve the residential buildings at 5718-20 and 5728 N. Winthrop Avenue, in an R6 General Residence 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 July 16, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 2, 1999: 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 parking 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.)

**MINUTES OF MEETING**

July 16, 1999

Cal. No. 212-99-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 within the lot which shall be connected by drainage tiles to an established City of Chicago sewer;

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

That striping shall be provided; that lighting directed away from abutting residential properties shall be provided;

That ingress to the parking lot shall be from N. Winthrop Avenue; that egress from the parking lot shall be via the public alley abutting the site to the west provided a waiver of the alley barrier requirement is obtained from the City Council; that the N. Winthrop Avenue driveway shall be constructed in accordance with applicable ordinances;

That the applicant shall maintain landscaped setbacks along the street and alley frontages as illustrated on the site plan prepared by Design-Techs, dated July 16, 1999;

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

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

**APPLICANT:** G & J Partners

**CAL. NO.** 213-99-Z

**APPEARANCES FOR:** Keil M. Larson

**MAP NO.** 15-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
July 16, 1999

**PREMISES AFFECTED--** 5722 N. Winthrop Avenue

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R6 General Residence District, the establishment of an off-site parking lot for 28\* private passenger automobiles whose front yard will be 5'\* instead of 15'.

**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 July 16, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 2, 1999; 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 on July 16, 1999, the Board approved, in Cal. No. 212-99-S, the establishment of an off-site parking lot for 28 private passenger automobiles, at the subject site, to serve the residential buildings at 5728-20 and 4728 N. Winthrop Avenue; 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:** G & J Partners

**CAL. NO.** 213-99-Z

**APPEARANCES FOR:** Keil M. Larson

**MAP NO.** 15-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
July 16, 1999

**PREMISES AFFECTED--** 5722 N. Winthrop Avenue

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R6 General Residence District, the establishment of an off-site parking lot for 28\* private passenger automobiles whose front yard will be 5'\* instead of 15'.

**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 July 16, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 2, 1999; 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 on July 16, 1999, the Board approved, in Cal. No. 212-99-S, the establishment of an off-site parking lot for 28 private passenger automobiles, at the subject site, to serve the residential buildings at 5728-20 and 4728 N. Winthrop Avenue; 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:** Jonathan Carr

**CAL. NO.** 214-99-S

**APPEARANCES FOR:** Jack Guthman, David Michalak

**MAP NO.** 2-F

**APPEARANCES AGAINST:** Barbara Lynne

**MINUTES OF MEETING**  
July 16, 1999

**PREMISES AFFECTED--** 21 S. Clark 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 business identification sign in excess of 50' above curb level to be located on the penthouse of the 1st National Bank Building, in a B7-7 General Central Business District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION WITHDRAWN  
UPON MOTION OF APPLICANT.

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:** Kenneth Schroeder **CAL. NO.** 215-99-S  
**APPEARANCES FOR:** Patrick T. Brankin, Kenneth Schroeder **MAP NO.** 11-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
July 16, 1999  
**PREMISES AFFECTED--** 4715-17 N. Damen 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 the conversion of an existing 2-story brick commercial building to 6 dwelling units with a 6-car garage, in a B4-2 Restricted 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 July 16, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 2, 1999; 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 there shall be no access to the parking garage from N. Damen Avenue; that access to the parking garage shall be through the public alley east of the subject property, provided a waiver of the alley barrier requirement is obtained from the City Council.

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

**APPLICANT:** The New City Group, Inc. **CAL. NO.** 216-99-S  
**APPEARANCES FOR:** Karen Way **MAP NO.** 20-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
July 16, 1999  
**PREMISES AFFECTED--** 803-05, 813-25 W. 79th Street / 7910-12 S. Halsted 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 drive-through facility in conjunction with the erection of a 1-story retail bank building containing 5,000 sq. ft. and 4 drive through lanes and 36 on site parking spaces, in a B4-3 Restricted 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 July 16, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 2, 1999; 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 lighted directional ingress and egress signs shall be provided at the established entrances and exit; that a "Stop-Do Not Enter" sign shall be erected at the exit on S. Green Street;

(Additional conditions follow on page 17a.)



**MINUTES OF MEETING**

July 16, 1999

Cal. No. 216-99-S

That ingress to the drive-through banking facility shall be from driveways located on S. Halsted Street and W. 79th Street; that egress from the drive-through facility shall be onto S. Green Street;

That the proposed drive-through facility and parking area east of the proposed bank building shall be constructed and improved consistent with the layout, design, fencing and landscaping represented on the plans prepared by Robert G. Lyon and Associates, Inc., dated July 12, 1999;

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

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

**APPLICANT:** The ARK **CAL. NO.** 217-99-S  
**APPEARANCES FOR:** Gilly Nadel, Miriam Weinberger **MAP NO.** 17-I  
**APPEARANCES AGAINST:** Dr. Shirley Field, John Lamont **MINUTES OF MEETING**  
July 16, 1999  
**PREMISES AFFECTED--** 6512 N. California 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 transitional residence with 14 sleeping rooms in an existing 2-story brick building, in an R4 General Residence 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 July 16, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 2, 1999; 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 to be located in an R4 General Residence District; that the subject site is improved with a two story brick building; that the applicant proposes to establish a transitional residence at the subject site to provide homeless families and individuals of all ages with transitional housing and extensive support services; that the proposed residence will house 20-25 people at a time; that the residents of the proposed use are generally persons from the immediate area who have become homeless due to loosing their homes from fire, ill health, divorce, etc.; that upon entering the program residents will undergo health and psychological screening and counseling; that no persons who are gang members or who have drug, alcohol, or psychiatric problems are accepted by the applicant; that no children under the age of 18 except as part of a family unit are accepted as residents; that 24-hour staff and nighttime security are provided; that all residents must comply with established rules and regulations; that the proposed use is necessary for the public convenience at this location to provide temporary transitional housing and support services to the homeless, particularly the city's Jewish poor, whose special needs, such as dietary restrictions, may prevent them from seeking help elsewhere; that the public health, safety and welfare will be adequately protected in the location and operation of the proposed use to be operated under the conditions hereinafter set forth; that the proposed use will be compatible with the existing residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

**MINUTES OF MEETING**

July 16, 1999

Cal. No. 217-99-S

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 building at the subject site shall not be used as a transitional residence facility until the building complies with all applicable building code regulations;

That the proposed use shall be limited to no more than 25 people at any time;

That 24-hour staff and a nighttime security guard shall be provided;

That the population served shall be limited to the homeless and that no persons recovering from substance abuse or persons transitioning from mental institutions shall be allowed to reside at the facility; that no gang members shall be permitted to reside at the facility; that no children under the age of 18 except as part of a family unit shall be permitted at the facility; and be it further

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

RESOLVED, that any deviation from the specified use of the subject premises as a transitional residence facility for homeless families and individuals, or any increase in the number of residents, as stated by the applicant and delineated herein, shall cause the special use granted to immediately become null and void.

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

**APPLICANT:** Morse Urban Development, L.L.C. **CAL. NO.** 218-99-S  
**APPEARANCES FOR:** Danielle Meltzer Cassel, Jay Johnson **MAP NO.** 17-G  
**APPEARANCES AGAINST:** Michael Simon, Sharon Robinson **MINUTES OF MEETING**  
 July 16, 1999  
**PREMISES AFFECTED--** 1512-18 W. Morse 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 parking lot for 40 private passenger automobiles, in a B4-3 Restricted Service District, to serve an existing 7-story brick building which is being converted to contain offices and 57 dwelling units for elderly persons located at 1526-1530 W. Morse 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 July 16, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 2, 1999; 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 to be located in a B4-3 Restricted Service District; that the subject site is a 100' x 171' lot presently improved with a 1-story brick building; that the applicant intends to upgrade and renovate a 7-story brick building located at 1526-30 W. Morse Avenue for offices and 57 dwelling units for low and moderate income elderly; that the City of Chicago Department of Housing, one of the funding sources for the housing project, is requiring the applicant to provide off-street parking as a condition of its funding; that the proposed use is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; that the proposed use will be compatible with the existing business improvements in the area and 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;

(Additional conditions follow on page 19a.)

**MINUTES OF MEETING**

July 16, 1999

Cal. No. 218-99-S

That the parking lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time;

That the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material 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 fencing shall be installed as illustrated on the plans prepared by Chicago Associates, Planners and Architects, dated April 15, 1999;

That striping, concrete wheel stops and lighting shall be provided;

That ingress and egress shall be from W. Morse Avenue; that the alley abutting the site to the north shall not be used for ingress nor for egress; that the W. Morse Avenue driveway shall be constructed in accordance with applicable ordinances;

That landscaping shall be provided as illustrated on the plans prepared by Chicago Associates, Planners and Architects, dated April 15, 1999; and that, specifically, four trees, two on each side of the driveway and within the landscaped setback along W. Morse Avenue, shall be provided;

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: GUL Foods, Inc.

CAL. NO. 219-99-S

APPEARANCES FOR:

MAP NO. 11-K

APPEARANCES AGAINST:

MINUTES OF MEETING  
July 16, 1999

PREMISES AFFECTED-- 4045 W. Lawrence 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 drive-through facility in conjunction with the operation of a Dunkin Donuts and Baskin Robins store in the proposed expansion of an existing 1-story building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO  
AUGUST 20, 1999.

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: Jeff Victor

CAL. NO. 220-99-S

APPEARANCES FOR:

MAP NO. 7-H

APPEARANCES AGAINST:

MINUTES OF MEETING  
July 16, 1999

PREMISES AFFECTED-- 2418 N. Ashland 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 auto laundry for the washing of cars by hand, in an existing 1-story brick garage building, in a C1-2 General Commercial District.

**ACTION OF BOARD--**

CASE CONTINUED TO  
SEPTEMBER 17, 1999.

**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:** Frank Damato **CAL. NO.** 221-99-Z  
**APPEARANCES FOR:** James J. Banks, Frank Damato **MAP NO.** 1-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
July 16, 1999  
**PREMISES AFFECTED--** 24 N. Throop 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 brick single family dwelling with a front yard of 5' instead of 10.77' and with no north and south side yards instead of 2.1' each.

**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 July 16, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 2, 1999; 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: Frank Damato

CAL. NO. 222-99-Z

APPEARANCES FOR: James J. Banks, Frank Damato

MAP NO. 1-G

APPEARANCES AGAINST: None

MINUTES OF MEETING  
July 16, 1999

PREMISES AFFECTED-- 21 N. Ada 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 brick single family dwelling with a front yard of 5' instead of 10.77' and with no north and south side yards instead of 2.1' each.

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 July 16, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 2, 1999; 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:** Frank Damato

**CAL. NO.** 223-99-Z

**APPEARANCES FOR:** James J. Banks, Frank Damato

**MAP NO.** 1-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
July 16, 1999

**PREMISES AFFECTED--** 23 N. Ada 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 brick single family dwelling with a front yard of 5' instead of 10.77' and with no north and south side yards instead of 2.1' each.

**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 July 16, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 2, 1999; 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:** Frank Damato

**CAL. NO.** 224-99-Z

**APPEARANCES FOR:** James J. Banks, Frank Damato

**MAP NO.** 1-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
July 16, 1999

**PREMISES AFFECTED--** 25 N. Ada 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 brick single family dwelling with a front yard of 5' instead of 10.77' and with no north and south side yards instead of 2.1' 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 July 16, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 2, 1999; 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:** Frank Damato

**CAL. NO.** 225-99-Z

**APPEARANCES FOR:** James J. Banks. Frank Damato

**MAP NO.** 1-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
July 16, 1999

**PREMISES AFFECTED--** 27 N. Ada 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 brick single family dwelling with a front yard of 5' instead of 10.77' and with no north and south side yards instead of 2.1' each.

**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 July 16, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 2, 1999; 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: Frank Damato

CAL. NO. 226-99-Z

APPEARANCES FOR: James J. Banks, Frank Damato

MAP NO. 1-G

APPEARANCES AGAINST: None

MINUTES OF MEETING  
July 16, 1999

PREMISES AFFECTED-- 29 N. Ada 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 brick single family dwelling with a front yard of 5' instead of 10.77' and with no north and south side yards instead of 2.1' 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 July 16, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 2, 1999; 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:** Chicago Community Bank

**CAL. NO.** 227-99-S

**APPEARANCES FOR:** Dennis J. Aukstik

**MAP NO.** 8-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
July 16, 1999

**PREMISES AFFECTED--** 1119-1123 W. 34th Place

**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 parking lot for 19 private passenger automobiles, in a M1-3 Restricted Manufacturing District, to serve an existing banking facility at 1110 W. 35th Street.

**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 July 16, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 2, 1999: 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 28a.)

**MINUTES OF MEETING**

July 16, 1999

Cal. No. 227-99-S

That the parking 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 the lot shall be enclosed with ornamental wrought-iron type metal fencing, except the driveways and on the west property line where a 6' high decorative solid wood fence shall be erected to screen the parking lot from abutting residential property;

That striping shall be provided; that lighting shall be provided that reflects away from abutting residential property;

That ingress to the parking lot shall be via the public alley abutting the site provided a waiver of the alley barrier requirement is obtained from the City Council; that egress from the parking lot shall be via a driveway located on W. 34th Place; that the driveway shall be constructed in accordance with applicable ordinances;

That landscaping shall be provided as illustrated on the plan prepared by Pappageorge Haymes, Ltd., dated July 16, 1999;

That it shall be the responsibility of the applicant to improve and maintain the parking area 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: The New City Group, Inc.

CAL. NO. 228-99-S

APPEARANCES FOR: Brian Bryant

MAP NO. 2-K

APPEARANCES AGAINST: None

MINUTES OF MEETING  
July 16, 1999

PREMISES AFFECTED-- 4000 W. Roosevelt Road

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 drive-through facility in conjunction with the erection of a 1-story retail bank building containing 1,600 sq. ft. and 3 drive through lanes on the east end of a retail shopping mall with 40 on site parking spaces, in a B4-2 Restricted 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 July 16, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 2, 1999; 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 lighted directional ingress and egress signs shall be erected at the established entrance and exit of the proposed drive-through facility; that a "Stop-Do Not Enter" sign shall be erected at the drive-through exit on S. Pulaski Road;

(Additional conditions follow on page 29a.)



**MINUTES OF MEETING**

July 16, 1999

Cal. No. 228-99-S

That ingress to the drive-through facility shall be from W. Roosevelt Road;

That the proposed drive-through banking facility with 40 on-site parking spaces shall be constructed consistent with the layout, design, fencing and landscaping represented on the site plan prepared by Otis Associates, Inc., dated June 28, 1999;

That it shall be the responsibility of the applicant to improve and maintain the drive-through facility with on-site parking spaces continuously in conformance with the conditions hereby established under this order.

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

**APPLICANT:** St. Leonard's House **CAL. NO.** 229-99-S  
**APPEARANCES FOR:** Joseph P. Gattuso, Robert Dougherty **MAP NO.** 2-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
**PREMISES AFFECTED--** 1801-05 W. Adams Street July 16, 1999

**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 transitional residence for 16 female ex-offenders in an existing 2 & 3 story brick building, in an R5 General Residence 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 July 16, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 2, 1999; 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 to be located in an R5 General Residence District; that the subject site is improved with 2 and 3-story brick buildings; that in the fall of 1994, pursuant to an order of the Zoning Board of Appeals in Cal. No. 231-94-S, the applicant established a transitional residence for female ex-offenders, known as Grace House, at the property located at 1434 W. 51st Street; that the aforesaid location is no longer a viable location for Grace House and the applicant has therefore made arrangements to lease the subject site property from the City of Chicago for a period of 20 years; that the proposed use at the subject site is for a transitional residence for 16 female ex-offenders recently released from prison; that the residents of the facility will enter the program upon release from one of Illinois women's prison facilities with a referral from the prison field service representative; that the facility will provide basic needs of food, clothing and shelter, as well as a full array of counseling services, referral resources and parenting skills and child development classes; that the reunification of families will serve as the focal point of each resident's case management; that the proposed facility will be staffed 24 hours daily by professional and para-professional program administrators; 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

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

**MINUTES OF MEETING**

July 16, 1999

Cal. No. 229-99-S

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 buildings at the subject site shall not be used as a transitional residence facility until the buildings are brought into compliance with all applicable building code regulations;

That the applicant shall provide 24 hour supervision and security as described in their application; and be it further

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

RESOLVED, that any deviation from the specified use of the subject premises as a transitional residence facility for 16 female ex-offenders, or any increase in beds, as stated by the applicant and delineated herein, shall cause the special use granted to immediately become null and void.

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

**APPLICANT:** Children's Home & Aid Society of Illinois **CAL. NO.** 230-99-S  
**APPEARANCES FOR:** Robert J. Best **MAP NO.** 14-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
 July 16, 1999  
**PREMISES AFFECTED--** 1635-45 W. 60th 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 playground, accessory to a day care and community center at 5958 S. Marshfield Avenue, in an R3 General Residence 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 July 16, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 2, 1999; 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 applicant shall install ornamental fencing around the perimeter of the playground as illustrated on the plan preparedd by Susan Kill Kegan, dated May 17, 1999.

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

**APPLICANT:** Edward Pearl

**CAL. NO.** 231-99-S

**APPEARANCES FOR:** Mitchell A. Carrel, Richard Johnson

**MAP NO.** 3-E

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
July 16, 1999

**PREMISES AFFECTED--** 222 E. Pearson 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 public parking garage for 45% of the 124 parking spaces in a 25-story 216 dwelling unit building, in an R8 General Residence 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 July 16, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 2, 1999; 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 applicant shall install and maintain a planter box on the roof above the garage entrance.

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

APPLICANT: Cladies Thomas

CAL. NO. 232-99-S

APPEARANCES FOR:

MAP NO. 26-G

APPEARANCES AGAINST:

MINUTES OF MEETING  
July 16, 1999

PREMISES AFFECTED-- 1348-50 W. 111th 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 residence below the 2nd floor, in the erection of a 1-story brick single family dwelling, in a B4-1 Restricted Service District.

**ACTION OF BOARD--**

CASE CONTINUED TO  
SEPTEMBER 17, 1999.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**MINUTES OF MEETING**

July 16, 1999

Cal. No. 233-98-Z

Richard Wallace, applicant, presented a written request for an extension of time in which to obtain the necessary building permit for the erection of a 2-story addition to the east side of an existing 2 ½ story brick and frame single-family dwelling on a reverse corner lot, whose south front yard will be 4' instead of 9.6' and with no north rear yard instead of 30', on premises at 2108 W. Churchill Street, approved by the Board on July 17, 1998, in Cal. No. 233-98-Z.

Mr. Wallace stated that a building permit has not been applied for because the proposed addition has been re-designed. The previous design proved too costly for his budget and he now has a design that he can afford to build and which conforms very closely to the variations granted by the Board.

Chairman Spingola moved that the request be granted and that the time in which to obtain building permits be extended to July 17, 2000. Chairman Spingola stated that the new plans submitted indicates that the proposed extension has a slightly smaller footprint but still includes the front and rear yard variations granted by the Board on July 17, 1998, in Cal. No. 233-98-Z. The motion prevailed by yeas and nays as follows:

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

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

APPLICANT: Cash America, Inc. of Illinois

CAL. NO. 233-99-S

APPEARANCES FOR:

MAP NO. 14-I

APPEARANCES AGAINST:

MINUTES OF MEETING  
July 16, 1999

PREMISES AFFECTED-- 5823 S. Kedzie 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 pawn shop in a 1-story brick shopping mall, in a C1-1 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO  
SEPTEMBER 17, 1999.

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: Kelly Richardson

CAL. NO. 234-99-S

APPEARANCES FOR:

MAP NO. 4-E

APPEARANCES AGAINST:

MINUTES OF MEETING  
July 16, 1999

PREMISES AFFECTED-- 1904 S. Michigan 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 entertainment cabaret, in an existing 2-story brick building with no on site parking, in a C2-4 General Commercial District.

ACTION OF BOARD--

CASE CONTINUED TO  
OCTOBER 15, 1999.

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: Mark J. Brumbach

CAL. NO. 235-99-S

APPEARANCES FOR:

MAP NO. 3-1

APPEARANCES AGAINST:

MINUTES OF MEETING  
July 16, 1999

PREMISES AFFECTED-- 1002 N. California 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 public place of amusement in order to allow live entertainment in an existing tavern, in a B4-2 Restricted Service District, with no parking provided instead of the required 10% of the capacity.

ACTION OF BOARD--

CASE CONTINUED TO  
OCTOBER 15, 1999.

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:** Leona's Restaurant, Inc.

**CAL. NO.** 236-99-S

**APPEARANCES FOR:** Thomas S. Moore, Sam Toia

**MAP NO.** 26-1

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
July 16, 1999

**PREMISES AFFECTED--** 11050 S. Western 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 parking lot for 28 private passenger automobiles, to serve the restaurant in an existing 1-story brick building at 11060 S. Western Avenue, 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 July 16, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 2, 1999; 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 37a.)

**MINUTES OF MEETING**

July 16, 1999

Cal. No. 236-99-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 decorative wrought iron type metal fencing shall be installed on the west, south and east lot lines excepting the driveway; that concrete wheel stops shall be provided on the north lot line and south lot line;

That striping and lighting shall be provided;

That ingress and egress shall be from S. Western Avenue; that there shall be no ingress nor egress from public alleys abutting the site to the south and west; that the driveway on S. Western Avenue shall be constructed in accordance with applicable ordinances;

That 18 inch ward yews and eight columnar maples shall be installed within the landscape setback along S. Western Avenue;

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:** Labor Temps, Inc.

**CAL. NO.** 237-99-S

**APPEARANCES FOR:** Patrick C. Turner, Donna Solomon

**MAP NO.** 6-K

**APPEARANCES AGAINST:** Burton Abrams

**MINUTES OF MEETING**  
July 16, 1999

**PREMISES AFFECTED--** 4049 W. 26th 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 day laborer employment agency on the 1st floor of an existing 2-story brick store 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 July 16, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 2, 1999: 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 to be located in a B5-2 General Service District; that the subject site is improved with a 2-story brick multi-store building; that the applicant proposes to establish a day laborer employment agency in a store premises at the subject site; that the proposed use is necessary for the public convenience at this location to help unemployed citizens become self-sufficient and find potential full time employment through clients; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected in that a waiting room area is provided to accommodate patrons in order to avoid loitering outside the premises; that a security staff is on guard during all hours of operation to provide a safe and orderly environment for patrons and the surrounding community; that the applicant provides transportation to and from work sites for the majority of its clients; that the proposed use is compatible with the existing business improvements in the area and 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):

(Conditions follow on page 38a.)

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

**MINUTES OF MEETING**

July 16, 1999

Cal. No. 237-99-S

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

That the hours of operation shall be limited to the hours between 4:30 A.M. and 8 P.M. and that a security guard shall be on duty during all hours of operation.

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

**APPLICANT:** Michael Jurek **CAL. NO.** 238-99-A

**APPEARANCES FOR:** John J. Pikarski, Jr., Michael Jurek **MAP NO.** 10-1

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
July 16, 1999

**PREMISES AFFECTED-** 4024 S. Albany 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 Jurek, for Estate of Barbara Jurek, owner, on May 11, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 4 dwelling units, in lieu of a store and 3 dwelling units in an existing 2-story frame building, in an R3 General Residence District, on premises at 4024 S. Albany Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 4, 1999, 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 July 16, 1999; 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 2-story brick and frame building; that the testimony presented indicates that the subject property has been in the applicant's family since 1925; that the subject non-conforming store premises was previously occupied by a tavern which ceased operation during the Prohibition years, and subsequently by a grocery store; that the appellant seeks to substitute a conforming dwelling unit in lieu of the non-conforming store premises for a total of 4 dwelling units at the subject site; that the change of use from a non-conforming store use to a conforming dwelling unit is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify 4 dwelling units in lieu of a store and 3 dwelling units in an existing 2-story frame building, on premises at 4024 S. Albany Avenue; upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Jose Villasenor **CAL. NO.** 239-99-A  
**APPEARANCES FOR:** Richard E. Zulkey, Jose Villasenor **MAP NO.** 4-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
July 16, 1999  
**PREMISES AFFECTED-** 1525 W. 17th 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
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS			X
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		

**THE RESOLUTION:**

WHEREAS, Jose Villasenor, owner, on May 7, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 7 dwelling units in lieu of a store and 6 dwelling units above, in an existing 4-story store and apartment building, in an R4 General Residence District, on premises at 1525 W. 17th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 6, 1999, 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 7.5-4, 7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 1999; 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; that the subject site is improved with a 4-story store and apartment building; that the appellant seeks to convert the non-conforming store premises to a conforming dwelling unit; that the change of use from a non-conforming store to a conforming dwelling unit is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify 7 dwelling units in lieu of a store and 6 dwelling units above, in an existing 4-story store and apartment building, with no off-street parking provided, on premises at 1525 W. 17th 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 other 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 Reina **CAL. NO.** 240-99-A  
**APPEARANCES FOR:** Jose Reina **MAP NO.** 11-J  
**APPEARANCES AGAINST:** Mildred Roth **MINUTES OF MEETING:**  
July 16, 1999  
**PREMISES AFFECTED-** 4254 N. Monticello 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, Jose Reina, owner, on April 28, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 2 dwelling units in an existing 1 ½ story frame residence with a brick basement, in an R3 General Residence District, on premises at 4254 N. Monticello Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 26, 1999, 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 July 16, 1999; 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 residential building; that the appellant is seeking to legalize 2 dwelling units in the existing building; that no evidence was presented to prove that two dwelling units were legally established by permit prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that under Section 7.5-3 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: KamYing Lee

CAL. NO. 241-99-A

APPEARANCES FOR:

MAP NO. 11-1

APPEARANCES AGAINST:

MINUTES OF MEETING:  
July 16, 1999

PREMISES AFFECTED- 4301-09 N. Troy Street

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

ACTION OF BOARD--

**THE VOTE**

CASE CONTINUED TO  
OCTOBER 15, 1999.

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:** Susana Valencia **CAL. NO.** 242-99-A  
**APPEARANCES FOR:** Susana Valencia, Rosario Garcia **MAP NO.** 3-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
July 16, 1999  
**PREMISES AFFECTED-** 1406 N. Hamlin 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, Susana Valencia, owner, on May 27, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 3 dwelling units in an existing 2-story with basement brick apartment building, in an R3 General Residence District, on premises at 1406 N. Hamlin Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 27, 1999, 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 7.5-3, 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 July 16, 1999; 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 2-story with basement brick residential building; that the testimony presented indicates that the applicant purchased the subject building in 1994 as a 2 dwelling unit with basement building; that records of the City of Chicago indicate that the building is a 2 dwelling unit building; that no evidence was presented to indicate that three dwelling units have been legally established by permit at the subject site since prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that under Sections 7.5-3 and 7.12-1, 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: Tarasheena N. Heris

CAL. NO. 243-99-A

APPEARANCES FOR: None

MAP NO. 1-J

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 656 N. Hamlin Avenue

July 16, 1999

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:** Advanced Entertainment, Inc. **CAL. NO.** 244-99-A  
**APPEARANCES FOR:** Dean Ekman **MAP NO.** 1-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 July 16, 1999  
**PREMISES AFFECTED-** 730 N. Green 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, Advanced Entertainment, Inc., for Pacific Realty, owner, on April 30, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an arcade facility in conjunction with an existing restaurant, in a 6-story commercial building, in an M2-4 General Manufacturing District, on premises at 730 N. Green Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 28, 1999, 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 10.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 1999; and

WHEREAS, the district maps show that the premises is located in an M2-4 General Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M2-4 General Manufacturing District; that the subject site is improved with a 1 and 6-story brick commercial building containing an existing restaurant; that the existing restaurant currently contains 3 arcade games; that the appellant is seeking a Public Place of Amusement license in order to provide additional arcade games and pool tables; that there is on-site parking adjacent to and behind the subject premises for approximately 80 automobiles; that the Board finds in this case that the proposed arcade games may be considered an accessory use to the principal restaurant operation; 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 granted and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an arcade facility as an accessory use only in conjunction with an existing restaurant in a 1 and 6-story commercial building, on premises at 730 N. Green Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

**APPLICANT:** Ruby Hooker **CAL. NO.** 245-99-A

**APPEARANCES FOR:** Rosemary A. Triplett, Ruby Hooker **MAP NO.** 4-J

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
July 16, 1999

**PREMISES AFFECTED-** 1449 S. Lawndale 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, Ruby Hooker, owner, on May 24, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a dwelling unit in lieu of a non-conforming grocery store\* in an existing 2-story brick store an apartment building, in an R4 General Residence District; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 24, 1999, 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 7.5-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 1999; 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 proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 2-story brick store and apartment building; that the subject non-conforming store premises was previously occupied by a grocery store whose last business license expired in 1991; that the change of use from a non-conforming store use to a conforming dwelling unit is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of 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 permit the establishment of a dwelling unit in lieu of a non-conforming grocery store in an existing 2-story brick store and apartment building, on premises at 1449 S. Lawndale Avenue, upon condition that the building shall be brought into compliance with applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances shall be complied with before a permit is issued.

\*Amended at the hearing.

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

**APPLICANT:** G. Gustafson **CAL. NO.** 246-99-A  
**APPEARANCES FOR:** Gary I. Wigoda, G. Gustafson **MAP NO.** 15-N  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
July 16, 1999  
**PREMISES AFFECTED-** 6167 N. Nassau 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
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS			X
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		

**THE RESOLUTION:**

WHEREAS, G. Gustafson, owner, on May 27, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the existence of two separate zoning lots, one with 5,211 sq.ft. and the other 4,201 sq.ft. in order to allow a single-family dwelling to be erected on each lot, in an R1 Single-Family Residence District, on premises at 6167 N. Nassau Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 27, 1999, 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 (5), 7.5-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 1999; and

WHEREAS, the district maps show that the premises is located in an R1 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 R1 Single-Family Residence District; that the subject property consists of 2 irregularly shaped parcels of land located on the northeast side of N. Nassau Avenue; that lot number one is located 40 feet northwest of the intersection of Nassau and Neola Avenue and contains approximately 5,211 sq. ft. lot area and is improved with a single-family dwelling; that parcel number 2 containing approximately 4,201 sq. ft. is unimproved and is located at the northwest corner of Nassau and Neola Avenues; that the evidence presented indicates that the parcels of land were purchased in 1928 by the applicant's parents as one parcel of land; that after the purchase the owners had a new survey prepared showing the entire site divided into two separate parcels of land; that on September 26, 1928, the owners applied for a building permit in order to construct a single-family dwelling on parcel one; that the owners intended to construct a single-family dwelling on parcel two but it was never built; that a mortgage was obtained in 1936 which clearly indicates that the property covered in the mortgage is parcel one; that at all times since the original acquisition and division for the construction of the single-family dwelling on parcel one in 1928 have the parcels been held and considered as separate properties; that the two parcels have also been continuously maintained as separate

**MINUTES OF MEETING**

July 16, 1999

Cal. No. 246-99-A

tax parcels having separate Permanent Index Numbers since 1928; that the Board finds that based on documentary evidence and testimony presented that the two subject parcels of land have been continuously maintained as separate parcels since at least 1928 which is well before the adoption of the 1957 comprehensive amendment to the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the existence of two separate zoning lots, one with 5,211 sq.ft. and the other 4,201 sq.ft. in order to allow a single-family dwelling to be erected on each lot, on premises at 6167 N. Nassau 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:** Tradmax International Corp. **CAL. NO.** 247-99-A  
**APPEARANCES FOR:** Gary I. Wigoda, Emanuel Egwu **MAP NO.** 11-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 July 16, 1999  
**PREMISES AFFECTED-** 4715 N. Broadway  
**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
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS			X
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		

**THE RESOLUTION:**

WHEREAS, Tradmax International Corp., for Emmanuel Egwu, owner, on June 15, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a public place of amusement in conjunction with an existing non-conforming tavern with music and dance, in an existing 1-story with basement multi-store building, in a B3-5 General Retail District, on premises at 4715 N. Broadway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 15, 1999, 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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 1999; and

WHEREAS, the district maps show that the premises is located in a B3-5 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B3-5 General Retail District; that the subject site is improved with a 3-story with basement brick multi-store building for the past 9 years; that the existing non-conforming tavern with music and dancing has been located and operated in the basement of the subject building; that the Department of Revenue is requiring the applicant to obtain a Public Place of Amusement license for music and dancing at the site; that the evidence presented indicates that the appellant has a current business license permitting music and dancing in connection with city retail alcoholic liquor license (tavern) No. 201553, with an expiration date of November 15, 1999; that the testimony presented indicates that there has been no change in the operation of the subject tavern since it opened for business 9 years ago; 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**

July 16, 1999

Cal. No. 247-99-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 permit the establishment of a public place of amusement in conjunction with an existing non-conforming tavern with music and dance, in an existing 3-story with basement multi-store building, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

MINUTES OF MEETING

July 16, 1999

Member Martin moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, August 20, 1999.

Marian Rest  
Secretary