

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

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held in Room 569 County Building, September 15, 1995  
at 9:00 A.M. and 2:00 P.M.

The following members were present and constituted a quorum:

Joseph J. Spingola  
Chairman  
Demetri Konstantelos  
LeRoy K. Martin  
Gigi McCabe-Miele  
Thomas S. Moore

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Member Moore moved that the Board approve the minutes of the proceedings of the regular meeting held on August 18, 1995 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Konstantelo, Martin, McCabe-Miele and Moore. Nays- None.

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

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

APPLICANT: Adrian Schiop

CAL. NO. 230-95-Z

APPEARANCES FOR: Adrian Schiop

MAP NO. 17-I

APPEARANCES AGAINST:

MINUTES OF MEETING:  
September 15, 1995

PREMISES AFFECTED-- 6423 N. Francisco Avenue

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

ACTION OF BOARD--

THE VOTE

VARIATION DENIED.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELO  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE  
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
		X
	X	

THE RESOLUTION:

WHEREAS, Adrian Schiop, owner, on July 11, 1995, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, an existing dwelling unit in the basement of a 3-story brick 4-dwelling unit building, with provision for 3 parking spaces instead of 4 required, on premises at 6423 N. Francisco Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 28, 1995, 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 7.12-1(14), 7.12-2(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1995, after due notice thereof by publication in the Chicago Sun-Times on August 28, 1995; 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 loaded in an R4 General Residence District; that the subject site is a 4,060 sq.ft.lot improved with a 3-story with English basement brick 4-dwelling unit building with a 3-car garage in the rear; that the applicant seeks to waive the 4th required on-site parking space; that in 1993 the applicant purchased the subject building as a 3-dwelling unit building with basement "in-law" dwelling unit; that the subject site is located in a densely populated residential area in which on-street parking is very scarce; that no evidence was presented to indicate that the basement dwelling unit is a legal dwelling unit under the R4 zoning classification,

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or that a waiver of the 4th required on-site parking space is necessary or that it creates a hardship for the applicant; 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:** Benjamin Ramirez

**CAL. NO.** 231-95-Z

**APPEARANCES FOR:** Maria Ramirez

**MAP NO.** 7-K

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 4131 W. Nelson Street

September 15, 1995

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

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELO  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE  
 THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

**THE RESOLUTION:**

WHEREAS, Benjamin Ramirez, owner, on July 14, 1995, filed an application for a variation of the zoning ordinance ) permit, in an R3 General Residence District, a detached 25' x 25' (625 sq. ft.) accessory garage on the rear of the lot improved with a 2-story brick dwelling on the front of the lot, which accessory garage occupies 70% of the required rear yard instead of the maximum 60% (540 sq. ft.) permitted, on premises at 4131 W. Nelson Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 14, 1995, 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 5.6-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1995 after due notice thereof by publication in the Chicago Sun-Times on August 28, 1995; 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 a 30' x 125.39' lot improved with a 2-story brick residential building on the front of the lot and a 25' x 25' accessory garage, erected in 1994, at the rear of the lot; that the said 625 sq. ft. detached accessory garage occupies 70% of the required 30 foot rear yard instead of the maximum 60% or 540 sq. ft. permitted; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the said garage is necessary to meet the needs of the applicant; that the plight of the owner is due to unique circumstances in that the applicant relied on the contractor's assurance that all necessary permits would be secured and that the said garage would be built in accordance with all city codes; that the said detached accessory garage will not impair an adequate supply of light and air to adjacent properties; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit a detached 25' x 25' (625 sq.ft.) accessory garage on the rear of the lot improved with a 2-story brick dwelling on the front of the lot, which accessory garage occupies 70% of the required 30' rear yard instead of the maximum 60% (540 sq.ft.) permitted, on premises at 4131 W. Nelson Street, upon condition that all garbage receptacles shall be contained within the said garage until scheduled pick-up time; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Michael Stern

**CAL. NO.** 232-95-Z

**APPEARANCES FOR:** Michael Stern

**MAP NO.** 7-F

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 619 W. Oakdale Avenue

September 15, 1995

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

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELO  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE  
 THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Michael Stern, owner, on July 21, 1995, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 9.5' x 23' garage and 2-story porch enclosure above to the rear of a 2-story brick single family dwelling, with no rear yard instead of 30 feet required, on premises at 619 W. Oakdale Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 21, 1995, 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 7.9-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1995 after due notice thereof by publication in the Chicago Sun-Times on August 28, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 23' x 49.82' lot improved with a 2-story brick single-family dwelling with an enclosed rear porch and 2nd floor roof top deck; that the applicant proposes to demolish the existing enclosed rear porch with deck and erect a 9.5' x 23' garage with a 2-story porch enclosure above at the rear of the existing single-family dwelling at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed rear yard variation requested is necessary to replace a deteriorating rear porch with a functional garage and new 2-story rear porch to meet the needs of the applicant; that the plight of the owner is due to the shallow depth of the subject site lot which necessitates erecting the proposed porch in the required rear yard; that the proposed garage and 2-story porch enclosure will be compatible with existing residential improvements in the block; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 9.5' x 23' garage and 2-story porch enclosure above to the rear of a 2-story brick single-family dwelling, with no rear yard instead of 30 feet required, on premises at 619 W. Oakdale Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Nicholas Mitsatsos

**CAL. NO.** 233-95-Z

**APPEARANCES FOR:**

**MAP NO.** 9-H

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

September 15, 1995

**PREMISES AFFECTED-** 3610 N. Marshfield Avenue

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

**ACTION OF BOARD--**

CASE CONTINUED TO  
OCTOBER 19, 1995.

**THE VOTE**

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELO  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE  
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

**APPLICANT:** Normal Street Properties Limited Partnership

**CAL. NO.** 234-95-Z

**APPEARANCES FOR:** Clarence J. Crooks

**MAP NO.** 16-F

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 6806-08 S. Normal Boulevard

September 15, 1995

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

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Normal Street Properties Limited Partnership, owner, on June 20, 1995, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story enclosed stairwell to the rear of a 4-story brick 18 dwelling unit building, whose rear yard will be 10' instead of 30' and which stairwell will result in a 4% (720 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 6806-08 S. Normal Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 17, 1995, 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 7.6-5, 7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1995 after due notice thereof by publication in the Chicago Sun-Times on August 28, 1995; 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 a 7,225 sq. ft. lot improved with a vacant, dilapidated 4-story brick apartment building; that the applicant proposes to convert and renovate the building on the subject site from 28 dwelling units to 18 dwelling units and replace an existing archaic metal fire escape with an enclosed stairwell which will be located in the rear yard; that the proposed enclosed stairwell will result in a 720 sq. ft. (4%) increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to provide an enclosed stairwell for improved fire safety and security in the proposed renovation of the subject site to habitable dwelling units; that the plight of the owner is due to the necessity of replacing a dangerous archaic fire escape in order to meet fire and construction codes;

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that the enclosed stairwell to the rear of the 4-story brick building at the subject site will not impair an adequate supply of light and air to adjacent properties and will be compatible with existing improvements in the area; 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 a variation be and it hereby is granted to permit the erection of 3-story enclosed stairwell to the rear of a 4-story brick 18 dwelling unit building, whose rear yard will be 10' instead of 30' and which stairwell will result in a 4% (720 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 6806-08 S. Normal Boulevard, 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:** Pak Lau

**CAL. NO.** 235-95-Z

**APPEARANCES FOR:** Dennis J. Aukstik

**MAP NO.** 8-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
September 15, 1995

**PREMISES AFFECTED--** 1535-45 W. 33rd Street/3300-02 S. Justine Street

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

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS GRANTED.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELO  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE  
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Pak Lau, owner, on July 20, 1995, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story 6-dwelling unit townhouse building, whose north front yard will be 6 inches instead of 6.36 feet, whose east side yard will be 1.5' instead of 9.8' and whose south rear yard will be 19.5' instead of 30', on premises at 1535-45 W. 33rd Street/3300-02 S. Justine Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 20, 1995, 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 7.7-4, 7.8-4, 7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1995 after due notice thereof by publication in the Chicago Sun-Times on August 28, 1995; 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 on August 2, 1995 the City Council rezoned the subject site from R3 General Residence to R4 General Residence specifically for the proposed residential development; that the subject site is a 53' x 123.62' unimproved lot located on the southwest corner of W. 33rd Street and S. Justine Street; that the applicant proposes to erect a 3-story 6 dwelling unit townhouse building with ground floor garage parking at the subject site; 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 to erect less than the proposed 6 townhouse dwelling units at the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that while the proposed 6 townhouse dwelling units are less than the amount permitted in the district, the proposed 3-story townhouse dwelling units require greater land coverage with encroachment into the required yards than would a yard conforming multi-story rental apartment building; that the proposed 3-story 6 townhouse dwelling units building will be compatible with the mixed residential and business improvements in the area and will not alter the essential character of the locality; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story 6-dwelling unit townhouse building, whose north front yard will be 6 inches instead of 6.36 feet, whose east side yard will be 1.5' instead of 9.8' and whose south rear yard will be 19.5' instead of 30', on premises at 1535-45 W. 33rd Street/3300-02 S. Justine Street, upon condition that wrought iron security gates shall be provided at the ground floor entrances of the dwelling units; that a storage area for garbage receptacles shall be provided within the parking garages; 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:** Marcello Campanini

**CAL. NO.** 236-95-Z

**APPEARANCES FOR:** John J. Pikarski

**MAP NO.** 5-H

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 1916 N. Winchester Avenue

September 15, 1995

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

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS GRANTED.

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELO  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE  
 THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Marcello Campanini, owner, on July 12, 1995, filed an application for a variation of the zoning ordinance permit, in an R3 General Residence District, the dormering of the 2nd floor of a 1 ½ story brick single family dwelling on the rear of the lot additionally improved with a 3-story brick dwelling on the front of the lot, which dormering will be located in the required rear yard and will result in a 10% (452 sq.ft.) increase in the amount of floor area existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 1916 N. Winchester Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 3, 1995, 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 7.6-3, 7.9-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1995 after due notice thereof by publication in the Chicago Sun-Times on August 28, 1995; 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 subject site is a 24' x 125' lot improved with a 3-story brick residential building on the front of the lot additionally improved with a 1 ½ story brick coach house at the rear of the lot; that an auto parking garage is located at the rear of a lot located south of the subject site and which is owned by the applicant; that the applicant proposes to dormer the 2nd floor of the existing rear coach house in conjunction with its renovation into a dwelling unit to be occupied by the applicant; that the proposed dormering will result in a 452 sq. ft. or 10% increase in the floor area existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; 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 in this district in that the variation requested is necessary to bring the coach house building at the rear of the lot into acceptable condition for a livable dwelling unit; that the plight of the owner is due to unique circumstances in that there is inadequate living space in the subject coach house building as it presently exists; that the

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proposed 2nd story dormer addition will be compatible with other residential properties in the area which have coach house buildings at the rear of the lots and which do not comply with the rear yard setback requirements of the zoning ordinance; 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 a variation be and it hereby is granted to permit the dormering of the 2nd floor of a 1 ½ story brick single-family dwelling on the rear of the lot additionally improved with a 3-story brick dwelling on the front of the lot, which dormering will be located in the required rear yard and will result in a 10% (452 sq.ft.) increase in the amount of floor area existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 1916 N. Winchester Avenue, upon condition that the subject site lot and the adjoining lot to the south owned by the applicant and containing a parking garage constitutes one zoning lot and shall not be divided pursuant to Sections 5.7-1, 5.7-2, 5.7-3, 5.7-4 and 5.8-2 of the zoning ordinance; and that all other ordinances of the City of Chicago shall be complied with before a permit is issued.

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**APPLICANT:** Mike Navarro

**CAL. NO.** 237-95-Z

**APPEARANCES FOR:** John J. Pikarski, Jr.

**MAP NO.** 5-H

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED--** 2223 W. McLean Avenue

September 15, 1995

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

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS GRANTED.

JOSEPH J. SPINGOLA  
 DEMETRI KONSTANTELO  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE  
 THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Mike Navarro, owner, on July 28, 1995, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story 21' x 39' single-family dwelling, whose front yard will be 9.15' instead of 16' and with no east side yard instead of 2.5', on premises at 2223 W. McLean Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 26, 1995, 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 7.7-3, 7.8-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 25, 1995 after due notice thereof by publication in the Chicago Sun-Times on August 28, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 24' x 100' lot improved with the foundation and outer walls remains of a residential building; that the applicant purchased the aforesaid building on the subject site for the purpose of renovating for future sale but subsequently found that the building's frame was rotten when the building collapsed into itself; that the applicant proposes to erect a 2-story 21' x 39' single-family dwelling on the foundation of the previous building at the subject site; 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 yard variations requested it would be economically unfeasible to erect the single family dwelling as designed at the subject site; that the plight of the owner is due to the narrow width and shallow depth of the subject site lot which necessitates the yard variations requested in order to erect a livable single-family dwelling structure; that the proposed 21' x 39' single family dwelling as designed will be compatible with existing residential improvements in the area; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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Cal. No. 237-95-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story 21' x 39' single-family dwelling, whose front yard will be 9.15' instead of 16' and with no east side yard instead of 2.5', on premises at 2223 W. McLean Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before permit is issued.

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

**APPLICANT:** Divine Solid Rock M..B. Church

**CAL. NO.** 238-95-S

**APPEARANCES FOR:** Michael Fox

**MAP NO.** 18-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
September 15, 1995

**PREMISES AFFECTED--** 7334 S. Halsted Street

**SUBJECT--** Application for the approval of a special use.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELO  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE  
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Divine Solid Rock M. B. Church, owner, on June 15, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 30-seat church in a 1-story brick building, in a B2-2 Restricted Retail District, on premises at 7334 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 2, 1995, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1995 after due notice thereof by publication in the Chicago Sun-Times on August 28, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B2-2 Restricted Retail District; that the subject site is improved with a 1-story brick building which has been occupied by the applicant church for the past 17 years; that the said use is necessary for the public convenience at this location to continue to serve its congregation; that the public health, safety and welfare will be adequately protected in the design, location and operation of the said use which will provide adequate off-street parking at 7330 S. Halsted Street, as provided for in companion application No. 239-95-S; that the continued use of the subject premises as a church is compatible with the existing mixed residential and business improvements in the area; and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a 30-seat church in a 1-story brick building, on premises at 7334 S. Halsted Street, upon condition that off-street parking shall be located at 7330 S. Halsted Street as provided for in companion application No. 239-95-S; 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:** Divine Solid Rock M.B. Church

**CAL. NO.** 239-95-S

**APPEARANCES FOR:** Michael Fox

**MAP NO.** 18-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
September 15, 1995

**PREMISES AFFECTED--** 7330 S. Halsted Street

**SUBJECT--** Application for the approval of a special use.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELO

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Divine Solid Rock M.B. Church, owner, on June 16, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a B2-2 Restricted Retail District, on premises at 7330 S. Halsted Street, to satisfy the parking requirement for a 30-seat church located at 7334 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 2, 1995, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.4-2."

and  
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1995 after due notice thereof by publication in the Chicago Sun-Times on August 28, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that the subject site is a 30' x 125' unimproved lot; that on September 15, 1995, the Board approved the establishment of the applicant church at 7334 S. Halsted Street, in Cal. No. 238-95-S; that the proposed use is necessary for the public convenience at this location to satisfy the parking requirement for the applicant church located at 7334 S. Halsted Street; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use to be improved and operated under the conditions and standards hereinafter set forth; that the proposed use is compatible with existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 7330 S. Halsted Street, to satisfy the parking requirement for a 30-seat church located at 7334 S. Halsted

**MINUTES OF MEETING**

September 15, 1995

Cal. No. 239-95-S

Street, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, 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 by 2 feet high steel beam guard rails, excepting the driveway(s); that striping shall be provided; that ingress and egress shall be determined by the Department of Transportation, Bureau of Inspection; that the driveway shall be constructed in accordance with applicable ordinances; that the lot shall be securely locked at all times when not in use by the applicant church; that the applicant shall install shrubs along the Halsted Street frontage; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order and Section 5.8-5 of the zoning ordinance.

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

**APPLICANT:** Shiloh Apostolic Deliverance Church

**CAL. NO.** 240-95-S

**APPEARANCES FOR:** Steven Ginsberg

**MAP NO.** 2-J

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
September 15, 1995

**PREMISES AFFECTED--** 3858 W. Roosevelt Road

**SUBJECT--** Application for the approval of a special use.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELO  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE  
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Shiloh Apostolic Deliverance Church, owner, on July 12, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a 1-story brick building, in a C1-2 Restricted Commercial District, on premises at 3858 W. Roosevelt Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 7, 1995, 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 9.3-1."

and  
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1995 after due notice thereof by publication in the Chicago Sun-Times on August 28, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in C1-2 Restricted Commercial District; that the subject site is improved with a 1-story brick building formerly occupied by a liquor store; that the applicant purchased the subject site in June 1994 from the City of Chicago, Circuit Court of Cook County, Illinois Housing Department for renovation to a church use; that the proposed use is necessary for the public convenience at this location to meet the needs of its congregation and to provide social services such as a food pantry and youth services to the community; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will comply with all applicable building code regulations and which will provide adequate off-street parking on a lot abutting the subject site to the east which is being purchased by the applicant church; that the proposed use will be an improvement in this block which has many vacant lots and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a church in a 1-story brick building, on premises at 3858 W. Roosevelt Road, upon

**MINUTES OF MEETING**

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condition that the parking lot abutting the site shall, upon acquisition by the applicant church, be improved with a macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, 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 existing wrought iron fence with security gate on the south lot line shall be maintained; that the existing chain link fence on the north lot line shall be maintained; that striping and lighting shall be provided; that ingress and egress shall be from W. Roosevelt Road via the existing driveway; that there shall be no ingress nor egress via the alley abutting the site to the north; that applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to 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:** Chicago Northwest New Hope Missionary Baptist Church

**CAL. NO.** 241-95-S

**APPEARANCES FOR:** Ruby Fisher

**MAP NO.** 3-K

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
September 15, 1995

**PREMISES AFFECTED--** 4255 W. Division Street

**SUBJECT--** Application for the approval of a special use.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELO

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Chicago Northwest New Hope Missionary Baptist Church, for Cosmopolitan Bank & Trust, Tr. #28342, owner, on July 17, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 220-seat church in a 1 and 2-story brick building, in a C1-1 Restricted Commercial District, on premises at 4255 W. Division Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 4, 1995, 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 9.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1995 after due notice thereof by publication in the Chicago Sun-Times on August 28, 1995; and

WHEREAS, the district maps show that the premises is located in a C1-1 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-1 Restricted Commercial District; that the subject site is improved with a 1 and 2-story brick building; that on January 17, 1992 the Board approved the establishment of a day care center operated by the Salvation Army as an accessory use to a community center in the 1 and 2-story brick building at the subject site, in Cal. No. 9-92-S; that the proposed church is necessary for the public convenience at the subject site for the purpose of providing religious services as an accessory use to the community services which are being provided at the subject site; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed church use which will comply with all applicable building code regulations and which will provide adequate off-street parking at 1135 N. Kildare Avenue as provided for in Calendar No. 242-95-S; that the establishment of a church at the subject site will be compatible with the existing community services provided at the site by the Salvation Army and with other improvements in the area, and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

**MINUTES OF MEETING**

September 15, 1995

Cal. No. 241-95-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a 220-seat church in a 1 and 2-story brick building, on premises at 4255 W. Division Street, upon condition that off-street parking for the church shall be located at 1135 N. Kildare Avenue as provided for in companion application No. 242-95-S; 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:** Chicago Northwest New Hope Missionary Baptist Church

**CAL. NO.** 242-95-S

**APPEARANCES FOR:** Ruby Fisher

**MAP NO.** 3-K

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED--** 1135 N. Kildare Avenue

September 15, 1995

**SUBJECT--** Application for the approval of a special use.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELO

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Chicago Northside New Hope Missionary Baptist Church, for Cosmopolitan Bank & Trust, Tr. #28342, owner, on July 17, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 18 private passenger automobiles, in an R3 General Residence District, on premises at 1135 N. Kildare Avenue, to satisfy the parking requirement for a 220-seat church proposed at 4255 W. Division Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 4, 1995, 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 9.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1995 after due notice thereof by publication in the Chicago Sun-Times on August 28, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that on September 15, 1995, the Board approved the establishment of a 220-seat church in a 1 and 2-story brick building also occupied by a day care center and community center, on premises at 4255 W. Division Street, in Calendar No. 241-95-S; that the applicant proposes to establish an off-site accessory parking lot located south of the church across a public alley at 1135 N. Kildare Avenue; that the proposed parking lot is necessary for the public convenience at the subject site to satisfy the parking requirement for the applicant church located at 4255 W. Division Street; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed off-site parking lot to be improved and operated under the conditions hereinafter set forth; that the proposed off-site parking lot which is located on a corner lot directly south of and across an alley from the applicant church, will be an improvement of a vacant lot and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

**MINUTES OF MEETING**

September 15, 1995

Cal. No. 242-95-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for 18 private passenger automobiles, in an R3 General Residence District, on premises at 1135 N. Kildare Avenue, to satisfy the parking requirement for a 220-seat church proposed at 4255 W. Division Street, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon the subject lot at any time; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, 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 wrought iron fencing on the north, west and south lot lines, excluding driveways; that a 6 feet high solid wood fence shall be provided on the east lot line to screen the parking lot from abutting residential property; that lighting and striping shall be provided; that ingress shall be from W. Haddon Avenue; that egress shall be via the public alley abutting the site to the north onto N. Kildare Avenue, provided a waiver of the alley barrier shall be obtained from the City Council; that the driveway on W. Haddon Avenue shall be constructed in accordance with applicable ordinances; that the parking lot shall be securely locked when not in use by the applicant church; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the subject property continuously in conformance with the provisions and standards established under this order and with Section 5.8-5 of the zoning ordinance.

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

**APPLICANT:** Logos Baptist Assembly

**CAL. NO.** 243-95-S

**APPEARANCES FOR:**

**MAP NO.** 26-F

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

September 15, 1995

**PREMISES AFFECTED--** 10825-33 S. Halsted Street

**SUBJECT--** Application for the approval of a special use.

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
NOVEMBER 17, 1995.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELO  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE  
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

**APPLICANT:** McDonald's Corporation

**CAL. NO.** 244-95-S

**APPEARANCES FOR:** Jack Lawlor

**MAP NO.** 26-J

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
September 15, 1995

**PREMISES AFFECTED--** 10320 S. Kedzie Avenue

**SUBJECT--** Application for the approval of a special use.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELO

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELO	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		
THOMAS S. MOORE	X		

**THE RESOLUTION:**

WHEREAS, McDonald's Corporation, owner, on July 10, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a new restaurant to be erected at the site (existing restaurant will remain in operation during construction), in a B4-1 Restricted Service District, on premises at 10320 S. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 29, 1995, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.4-4(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1995 after due notice thereof by publication in the Chicago Sun-Times on August 18, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is a 43,240 sq. ft. lot improved with an older 3,000 sq.ft. McDonald's restaurant with a drive-through facility; that the present drive-through system utilizes an order-placing speaker post on the west side of the building; that the applicant proposes to erect a new 4,000 sq. ft. restaurant at the site having an indoor play area and a state-of-the-art drive-through system; that drive-through order placing, payment and pickup will take place at three "face-to-face" booths located on the east side of the building facing Kedzie Avenue; that the existing restaurant will remain in operation during the construction of the new building and drive-through facility; that the site will have parking for about 40 automobiles; that ingress and egress to the site will be by the existing driveway on W. 103rd Street and the two driveways on Kedzie Avenue; that the northernmost driveway on Kedzie Avenue will have a "right turn only" exit sign; that the proposed drive-through facility is necessary for the public convenience at this location to satisfy customer demand; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-

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through facility in that the speaker system on the west side of the existing building which faces a residential area will be eliminated and that all of the activity booths will be provided on the east side of the new building facing Kedzie Avenue which will make for a quieter and more efficient operation; that the proposed drive-through facilities in conjunction with a new McDonald's restaurant that is replacing an older McDonald's restaurant at the subject site is compatible with existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a drive-through facility in conjunction with a new restaurant to be erected at the site (existing restaurant will remain in operation during construction), on premises at 10320 S. Kedzie Avenue, upon condition that a 'right turn only' exit sign shall be erected at the northernmost driveway on Kedzie Avenue; that the entire project shall be designed in conformance with the plan submitted identified as Plan C-2; that applicable provisions of the Chicago Landscape Ordinance shall be complied with; 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:** DJ & Sons, Inc.

**CAL. NO.** 245-95-S

**APPEARANCES FOR:**

**MAP NO.** 6-F

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED--** 2616 S. Normal Avenue

September 15, 1995

**SUBJECT--** Application for the approval of a special use.

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
NOVEMBER 17, 1995.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELO  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE  
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

**APPLICANT:** Wayne Gripman

**CAL. NO.** 246-95-S

**APPEARANCES FOR:** Wayne Gripman

**MAP NO.** 17-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
September 15, 1995

**PREMISES AFFECTED--** 7035 N. Glenwood Avenue

**SUBJECT--.** Application for the approval of a special use.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELO

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELO	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		
THOMAS S. MOORE	X		

THE RESOLUTION:

WHEREAS, Wayne Gripman, owner, on July 19, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a coin-operated laundrette in a 4-story brick multi-store and apartment building, in a B2-3 Restricted Retail District, on premises at 7035 N. Glenwood Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 19, 1995, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1995 after due notice thereof by publication in the Chicago Sun-Times on August 28, 1995; and

WHEREAS, the district maps show that the premises is located in a B2-3 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-3 Restricted Retail District; that the subject site is improved with a 4-story brick multi-store and apartment building; that the applicant proposes to establish a coin-operated laundrette in a store in the subject site building; that the proposed use is necessary for the public convenience at this location to provide a necessary service to residents in this predominantly residential area; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will provide on-site attendants during all hours of operation; that the proposed use will be compatible with the existing mixed business and residential improvements in the area, and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a coin-operated laundrette in a 4-story brick multi-store and apartment building,

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on premises at 7035 N. Glenwood Avenue, upon condition that the proposed laundrette shall be limited to 10 washers and 10 dryers; that the hours of operation shall be limited to the hours between 7 A.M. and 8 P.M. daily; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** William Tong

**CAL. NO.** 247-95-S

**APPEARANCES FOR:** Dennis Aukstik

**MAP NO.** 8-H

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

September 15, 1995

**PREMISES AFFECTED--** 3448-58 S. Marshfield Avenue/1636-38 W. 35th Street

**SUBJECT--.** Application for the approval of a special use..

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELO

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
	X	
	X	

**THE RESOLUTION:**

WHEREAS, William Tong, owner, on July 21, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units on the ground floor of a proposed 3-story 5-dwelling unit townhouse building, in a B4-2 Restricted Service District, on premises at 3448--58 S. Marshfield Avenue/1636-38 W. 35th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 14, 1995, 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 8.4-4(3), 8.7-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1995 after due notice thereof by publication in the Chicago Sun-Times on August 28, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is a 49' x 116.6' unimproved lot located on the northwest corner of S. Marshfield Avenue and W. 35th Street; that the applicant proposes to erect a 3-story 5-dwelling unit townhouse building with 2-car garage parking on the subject site; that the applicant seeks special use approval for the establishment of dwelling units on the ground floor of the proposed 3-story building; that the proposed use is necessary for the public convenience at this location in that there is little demand for ground floor business improvements in the area and a continuing demand for residential units, particularly townhouse dwelling units; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will provide on-site parking for each townhouse dwelling unit; that the proposed townhouse dwelling units will be compatible with existing residential improvements in the area; and that the establishment of dwelling units on the ground floor in a proposed 3-story 5-dwelling unit townhouse building will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

**MINUTES OF MEETING**

September 15, 1995

Cal. No. 247-95-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of dwelling units on the ground floor of a proposed 3-story 5-dwelling unit townhouse building, in a B4-2 Restricted Service District, on premises at 3448-58 S. Marshfield Avenue/1636-38 W. 35th Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** William Tong

**CAL. NO.** 248-95-Z

**APPEARANCES FOR:** Dennis Aukstik

**MAP NO.** 8-H

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
September 15, 1995

**PREMISES AFFECTED--** 3448-58 S. Marshfield Avenue/1636-38 W. 35th Street

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

**ACTION OF BOARD--**

**THE VOTE**

**VARIATIONS GRANTED.**

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELO  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE  
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
	X	
	X	

**THE RESOLUTION:**

WHEREAS, William Tong, owner, on July 21, 1995, filed an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 3-story 5-dwelling unit townhouse building, whose east front yard will be six inches and whose west rear yard will be 13.5 feet instead of 7.84 feet and 30 feet, respectively, on premises at 3448-58 S. Marshfield Avenue/1636-38 W. 35th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 14, 1995, 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 8.4-4(3), 8.7-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1995 after due notice thereof by publication in the Chicago Sun-Times on August 18, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that on September 15, 1995 the Board approved the establishment of dwelling units on the ground floor of a proposed 3-story 5-dwelling unit townhouse building at the subject site, in Cal. No. 247-95-S; 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 to erect less than the proposed 3-story 5-dwelling unit townhouse building at the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstance in that there is no demand for typical multi-story rental dwelling units in the area but there is a demand for attached single-family townhouse dwelling units, which arrangement requires greater horizontal land coverage and encroachment into the required yard setbacks on this lot having a shallow depth of 116.6 feet; that the proposed use will be compatible with existing improvements in the area and 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

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

**MINUTES OF MEETING**

September 15, 1995

Cal. No. 248-95-Z

variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story 5-dwelling unit townhouse building, whose east front yard will be six inches and whose west rear yard will be 13.5 feet instead of 7.84 feet and 30 feet respectively, on premises at 3448-58 S. Marshfield Avenue/1636-38 W. 35th Street, upon condition that adequate space for garbage receptacles shall be provided within the on-site parking garages; 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:** Primary Care Physician Center, Inc, an Illinois corp.

**CAL. NO.** 249-95-S

**APPEARANCES FOR:** Arnold E. Karolewski

**MAP NO.** 12-M

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
September 15, 1995

**PREMISES AFFECTED--** 6193-99 W. Archer Avenue

**SUBJECT--.** Application for the approval of a special use..

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELO

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Primary Care Physician Center, Inc., an Illinois corp., for LaSalle National Trust, N.A. Trust No. 10-1221-09, owner, on July 25, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a B4-1 Restricted Service District, on premises at 6193-99 W. Archer Avenue, to satisfy the parking requirement for medical/dental offices proposed at 6187 W. Archer Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 21, 1995, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1995 after due notice thereof by publication in the Chicago Sun-Times on August 28, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is a 10,625 sq. ft. lot currently in use as a parking lot; that the applicant proposes to renovate and convert a 1-story building at 6187 W. Archer Avenue for medical/dental offices and establish an off-site accessory parking lot for use by employees, patients and doctors at the subject site; that the proposed use is necessary for the public convenience at the subject site to satisfy the parking requirement for the proposed medical/dental office building to be located at 6187 W. Archer Avenue; 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 and standards hereinafter set forth; that the use of the subject site as a off-site accessory parking lot is consistent with its current use as a parking lot and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is

**MINUTES OF MEETING**

September 15, 1995

Cal. No. 249-95-S

authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 6193-99 W. Archer Avenue, to satisfy the parking requirement for medical/dental offices proposed at 6187 W. Archer Avenue upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, 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, excepting the driveway, with wrought iron fencing; that striping and lighting shall be provided; that concrete wheel stops shall be provided; that ingress and egress shall be from W. Archer Avenue; that the driveway shall be constructed in accordance with applicable ordinances; that the alley abutting the site shall not be used for ingress nor for egress; that the lot shall be securely locked at all times when not in use by the medical/dental office building; that the lot shall comply with the City of Chicago Landscape Ordinance; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order and with Section 5.8-5 of the zoning ordinance.

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

**APPLICANT:.** Ernesto Lopez

**CAL. NO.** 250-95-S

**APPEARANCES FOR:**

**MAP NO.** 3-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED--** 1503 N. Ashland Avenue

September 15, 1995

**SUBJECT--.** Application for the approval of a special use..

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
NOVEMBER 17, 1995.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELO  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE  
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

**APPLICANT:** Cubby Bear Lounge, Ltd.

**CAL. NO.** 251-95-S

**APPEARANCES FOR:** John J. Pikarski, Jr., George Loukas

**MAP NO.** 9-G

**APPEARANCES AGAINST:** Kay Manger-Hague

**MINUTES OF MEETING:**  
September 15, 1995

**PREMISES AFFECTED-** 1059 W. Addison Street

**SUBJECT--** Application for the approval of a special use.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELO  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE  
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Cubby Bear Lounge, Ltd., for Chicago Title & Trust Co, Tr. No. 1071996, owner, on July 25, 1995, filed application for a special use under the zoning ordinance for the approval of the location and the expansion of an existing tavern in a 2-story brick building by the establishment of a beer garden on the west side of the building, in a B4-2 Restricted Service District, on premises at 1059 W. Addison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 20, 1995, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1995 after due notice thereof by publication in the Chicago Sun-Times on August 28, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is an irregular shaped lot located at the southwest corner of the intersection of N. Clark Street and W. Addison Street and is improved with a two story brick building operating as the Cubby Bear Lounge and Annex and an off-street parking area located west of the existing building; that the subject site is located southeast across the intersection of N. Clark Street and W. Addison Street from Wrigley Field ball park; that the applicant proposes to establish a beer garden facility on the west side of the existing building; that the proposed beer garden will accommodate 75 to 100 patrons and will be open until 11 P.M. Sunday through Thursday and until 12 A.M. Friday and Saturday; that the proposed beer garden will not be operated during winter months; that the proposed beer garden will be enclosed with a solid fence of brick material to match the existing building facade and street scape as closely as possible; that entrance and exit to the proposed beer garden will be through the Cubby Bear Annex only; that there will be no outdoor entertainment or music in the proposed beer garden; that the proposed use is necessary for the public convenience at this

**MINUTES OF MEETING**

September 15, 1995

Cal No. 251-95-S

location to provide a service to the patrons of the existing tavern in today's competitive food/beverage and entertainment industry; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed beer garden which will comply with all applicable city codes; that an emergency exit gate will be located at the south end of the subject site; that the subject site is located in a major entertainment area of the city characterized by restaurants, beer gardens and outdoor cafes; that the closest residential area is located 150 feet from the subject site; and that the proposed use is compatible with existing business improvements in the area and will not cause substantial injury to the value of other property in the area; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the expansion of an existing tavern in a 2-story brick building by the establishment of a beer garden on the west side of the building, on premises at 1059 W. Addison Street, upon condition that the proposed beer garden shall be enclosed on all sides by a solid fence of brick material chosen to match the existing building facade and street scape as closely as possible; that the proposed beer garden shall not be operated later than 11 P.M., Sunday through Thursday and 12 A. M. Friday and Saturday; that there shall be no outdoor entertainment or music in the proposed beer garden area; that entrance and exit to the beer garden area shall be through the Cubby Bear Annex only; that a proposed gate to be established at the south end of the site shall be designated as an emergency exit only; and that all applicable ordinances of the City of Chicago shall be complied with before permit is issued.

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

**APPLICANT:** The Art Institute of Chicago

**CAL. NO.** 252-95-S

**APPEARANCES FOR:** Thaddeus J. Stauber

**MAP NO.** 2-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED--** 847 W. Jackson Boulevard and 315 S. Peoria Street

September 15, 1995

**SUBJECT--** Application for the approval of a special use..

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELO

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE    NEGATIVE    ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, The Art Institute of Chicago, owner, on July 27, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of art galleries and studios in two abutting 10-story brick buildings, in an M1-3 Restricted Manufacturing District, on premises at 847 W. Jackson Boulevard and 315 S. Peoria Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 21, 1995, 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 10.4-1(15).”

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1995 after due notice thereof by publication in the Chicago Sun-Times on August 28, 1995; and

WHEREAS, the district maps show that the premises is located in a M1-3 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-3 Restricted Manufacturing District; that the subject site is improved with 2 abutting 10-story commercial buildings; that the applicant proposes to utilize the vacant 3rd, 7th and 10th floors for art galleries, studios and storage; that additional floors will be utilized as present tenants' leases expire; that the School of the Art Institute of Chicago will be the primary user of the subject buildings' proposed gallery and studio space; that the proposed use is necessary for the public convenience at this location to provide art studio, storage and gallery space to meet the needs of the applicant; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will comply with all applicable building code regulations and which will provide adequate off-street parking; that the proposed use will be compatible with the mixed educational and light industrial uses improvements in the area which is undergoing gentrification, and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

**MINUTES OF MEETING**

September 15, 1995

Cal. No. 252-95-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of art galleries and studios in two abutting 10-story brick buildings, on premises at 847 W. Jackson Boulevard and 315 S. Peoria Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Aunt Martha's Youth Service Center, Inc.

**CAL. NO.** 253-95-S

**APPEARANCES FOR:** Roger Derstine

**MAP NO.** 32-B

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 3125 W. 131st Street

September 15, 1995

**SUBJECT--** Application for the approval of a special use.

**ACTION OF BOARD--**

CASE CONTINUED TO  
OCTOBER 20, 1995  
FOR STATUS.

**THE VOTE**

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELO  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE  
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
A	b	s
t	a	i
n		

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

**APPLICANT:** Eva Marie Scheffler

**CAL. NO.** 254-95-A

**APPEARANCES FOR:** John J. Pikarski, Jr., Eva Marie Scheffler

**MAP NO.** 11-H

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
September 15, 1995

**PREMISES AFFECTED-** 2144 W. Montrose 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 KONSTANTELO  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE  
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Eva Marie Scheffler, owner, on July 24, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing beauty shop in a 1-story brick store attached to the front of a 2-story frame apartment building, in a R4 General Residence District, on premises at 2144 W. Montrose Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 18, 1995, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1995; 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 located in an R4 General Residence District; that the non-conforming 1-story brick store attached to the front of an existing 2-story frame apartment building has been occupied by business uses since prior to the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has operated a beauty shop at the subject site since the year 1968; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of 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 certification of an existing beauty shop in a 1-story brick store attached to the front of a 2-story frame apartment building, on premises at 2144 W. Montrose Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 6 P.M. Tuesday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before license is issued.

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

**APPLICANT:** Mac Chan

**CAL. NO.** 255-95-A

**APPEARANCES FOR:** None

**MAP NO.** 13-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 5039 N. Sheridan Road

September 15, 1995

**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 KONSTANTELO  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE  
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

**APPLICANT:** Safayat Dadani NSPS Inc., d/b/a Dunkin Donuts

**CAL. NO.** 256-95-A

**APPEARANCES FOR:** Gary I. Wigoda, Safayat Dadani

**MAP NO.** 16-J

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 6925 S. Pulaski Road

September 15, 1995

**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 KONSTANTELO  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE  
 THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Safayat Dadani NSPS Inc., d/b/a Dunkin Donuts, for Dunkin Donuts Inc., owner, on July 18, 1995, filed appeal from the decision of the Office of the Zoning Administrator in refusing to permit wholesaling in conjunction with an existing retail donut shop in a 1-story brick building, in a B4-2 Restricted Service District, on premises at 6925 S. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 22, 1995, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is improved with a 1-story brick building occupied by an existing retail Dunkin Donut shop owned and operated by the appellant; that the appellant also owns and operates under separate licenses Dunkin Donut shops located at 7106 S. Western Avenue, 71st Street and Ashland Avenue and 7649 S. Cicero Avenue; that the appellant supplies his other three locations with donuts made at the subject site location; that deliveries to the other locations are made twice daily by a small van; that licensing requirements have caused the case to be filed; that the Board finds in this case that the production of donuts by the applicant at his main retail store for retail sale at other locations owned and operated by the appellant does not constitute wholesaling as intended in 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

**MINUTES OF MEETING**

September 15, 1995

Cal. No. 256-95-A

be and it hereby is reversed and he is authorized to permit issuance of a wholesale license in conjunction with an existing retail donut shop in a 1-story brick building, on premises at 6925 S. Pulaski Road, upon condition that the wholesale license issued shall be used solely for the purpose of supplying donuts made at the subject site to the appellant's other three Dunkin Donut shops, as stated herein, for retail sale and for no other purpose nor shall the wholesale license be construed as permitting any other purpose; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

**APPLICANT:** Raudel Ancheta

**CAL. NO.** 257-95-A

**APPEARANCES FOR:** Raudel Ancheta

**MAP NO.** 13-I

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 2549-51 W. Ainslie Street

September 15, 1995

**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 KONSTANTELO  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE  
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

**THE RESOLUTION:**

WHEREAS, Raudel Ancheta, owner, on July 21, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 3-story brick building as 15 dwelling units, in an R4 General Residence District, on premises at 2549-51 W. Ainslie Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 12, 1995, 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.”

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1995; 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 located in an R4 General Residence District; that the subject site is improved with a 3-story with English basement brick apartment building; that on November 14, 1975, the Board sustained an appeal legalizing the use of the subject building as 14 apartments, in Calendar No. 320-75-A; that the appellant seeks to legalize the use of a 1,200 sq.ft. former storage area in the basement as a 15th dwelling unit for himself and his wife; that the subject site building is presently non-conforming due to insufficient lot area and parking; that under Sections 7.5-4 and 7.12 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:** Shirley McGary

**CAL. NO.** 258-95-A

**APPEARANCES FOR:** Shirley McGary

**MAP NO.** 28-E

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

September 15, 1995

**PREMISES AFFECTED-** 11348 S. Michigan 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 KONSTANTELO  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE  
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Shirley McGary, owner, on July 18, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing used furniture business (second-hand dealer) in a 2-story brick building, in a B3-2 General Retail District, on premises at 11348 S. Michigan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 18, 1995, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-2 General Retail District; that the subject site is improved with a 2-story brick building; that the appellant has operated a new and used furniture business at the subject site for the past three years with the sale of new furniture as the principal business activity at the premises; that licensing requirements for the sale of second-hand furniture has caused the case to be filed; that the sale of second-hand furniture may be considered an accessory use to the principal retail sale of new furniture; 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 granted to permit an existing used furniture business (second-hand dealer) as an accessory use only, in a 2-story brick building, on premises at 11348 S. Michigan Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Curtis Bonds

CAL. NO. 259-95-A

APPEARANCES FOR: Curtis Bonds

MAP NO. 4-K

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 1512 S. Kenneth Avenue

September 15, 1995

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 KONSTANTELO
LEROY K. MARTIN, JR.
GIGI McCABE-MIELE
THOMAS S. MOORE

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each name with 'X' in the AFFIRMATIVE column.

THE RESOLUTION:

WHEREAS, Curtis Bonds, owner, on July 18, 1995, filed an appeal from the decision of the office of the Zoning Administrator in refusing to allow the establishment of a grocery store in a 1-story brick store building, in an R4 General Residence District, on premises at 1512 S. Kenneth Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 17, 1995, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-4."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1995; 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 1-story brick building containing a store with a dwelling unit in the rear; that the subject store has been previously occupied by a grocery store, which use ceased operation in July, 1994; that there has been no intent to abandon the use of the store premises for business purposes, the counters and shelves having remained in place during the interim period; that the establishment of a grocery store in the subject store premises is proper use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in a 1-story brick store building on premises at 1512 S. Kenneth Avenue, upon condition that the hours of operation shall be limited to the hours between 9:00 A.M. and 11:00 P.M., Monday through Saturday; that no alcoholic beverages shall be sold on the premises; that there shall be no automatic amusement machines on the premises; 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:** Fender Menders, Inc.

**CAL. NO.** 260-95-A

**APPEARANCES FOR:**

**MAP NO.** 14-M

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 5742 W. 63rd Street

September 15, 1995

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

**ACTION OF BOARD--**

APPEAL WITHDRAWN UPON  
MOTION OF APPELLANT.

**THE VOTE**

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELO  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE  
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Herman L. Figgers

CAL. NO. 261-95-A

APPEARANCES FOR: None

MAP NO. 20-G

APPEARANCES AGAINST:

MINUTES OF MEETING:  
September 15, 1995

PREMISES AFFECTED- 1335 W. 79th Street

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

ACTION OF BOARD--

THE VOTE

CASE DISMISSED FOR  
WANT OF PROSECUTION.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELO  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE  
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

**APPLICANT:** Esther Quiroga

**CAL. NO.** 262-95-A

**APPEARANCES FOR:** Esther Quiroga

**MAP NO.** 262-95-A

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
September 15, 1995

**PREMISES AFFECTED-** 3448 N. Southport 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 KONSTANTELO  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE  
THOMAS S. MOORE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELO	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		
THOMAS S. MOORE	X		

**THE RESOLUTION:**

WHEREAS, Esther Quiroga, for Ken Shaw, owner, on July 13, 1995, filed an appeal from the decision of the office of the Zoning Administrator in refusing to allow the operation of an auto repair business including the washing of automobiles by hand in a 1-story brick garage building, in a B2-2 Restricted Retail District, on premises at 3448 N. Southport Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 3, 1995, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."

and  
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B2-2 Restricted Retail District; that the subject site is improved with a 1-story brick garage building containing an auto repair shop with hand washing and detailing of automobiles; that on October 15, 1982, the Board sustained an appeal permitting the continued operation of an automobile body and fender shop in the 1-story garage building at the subject site, in Calendar No. 287-82-A; that the appellant acquired the existing automobile repair business in September, 1994 and applied for a business license in May, 1995; that the appellant seeks to do auto repair only at the site with hand washing of autos and that no body or fender work will be performed at the site; that the hand washing of automobiles may be considered accessory to the principal auto repair activity at the subject site; that the use of the premises as an automobile repair shop, excluding body or fender work and with accessory hand washing and detailing of autos is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

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

**MINUTES OF MEETING**

September 15, 1995

Cal. No. 262-95-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 operation of an auto repair business including the washing of automobiles by hand, as an accessory use only, in a 1-story brick garage building, on premises at 3448 N. Southport Avenue, upon condition that no engine rebuilding or body and fender work shall be performed at the subject site; that all hand washing of automobiles shall be done within the garage premises and not in the street or sidewalk; that there shall be no stacking of automobiles awaiting washing or repair outside of the subject building; 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:** P.N.L.-Winners Sports Bar

**CAL. NO.** 263-95-A

**APPEARANCES FOR:** Regina Pavone

**MAP NO.** 11-I

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 4530 N. Lincoln Avenue

September 15, 1995

**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. SPONGILY  
 DEMETRI KONSTANTELO  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE  
 THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, P.N.L. Inc.-Winners Sports Bar, for Luis Loor and Regina M. Pavone, owners, on July 14, 1995, filed appeal from the decision of the Office of the Zoning Administrator in refusing to certify a music and dance license for an existing tavern in a 3-story brick building, in a B5-2 General Service District, on premises at 4530 N. Lincoln Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 12, 1995, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1995; and

WHEREAS, the district maps show that the premises is located in a B5-2 General Service District; that the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B5-2 General Service District; that the subject site is improved with a 3-story brick building containing an existing tavern operating as Winners Sports Bar on the 1st floor and dwelling units above; that the appellant has owned the subject tavern for approximately 3 years; that the tavern's hours of operation are from 6 P.M. to 2 A.M., daily; that the subject tavern premises contains a DJ music booth and an approximately 250 sq. ft. dance area in the rear of the tavern premises; that the appellant proposes to provide DJ booth music and dancing for patrons primarily on weekends; that licensing requirements have caused the case to be filed; that music and dancing for the benefit and entertainment of tavern patrons may be considered accessory to the principal tavern operation at the subject site; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify a music and dance license as an accessory use only for an existing tavern in a 3-story brick building, on premises at 4530 N. Lincoln Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before license is issued.

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

**APPLICANT:** P.P.& K., Inc., d/b/a Convenient Food Mart

**CAL. NO.** 264-95-A

**APPEARANCES FOR:** William J. Hennessy

**MAP NO.** 7-F

**APPEARANCES AGAINST:** Louis M. Roseth, et al.

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 3170 N. Sheridan Road

September 15, 1995

**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 KONSTANTELO  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE  
 THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, P.P. & K., Inc., d/b/a Convenient Food Mart, for The Belmont House LTD One, owner, on June 22, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit merchandise displayed in the front window and four canopy signs for a retail food shop on the ground floor of a 10-story apartment building, in an R7 General Residence District, due to the merchandise and signs being visible from outside the building, on premises at 3170 N. Sheridan Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered on May 17, 1995, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-7."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1995; and

WHEREAS, the district maps show that the premises is located in an R7 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 R7 General Residence District; that the subject site is improved with a 10-story apartment building with ground floor retail stores located on the southwest corner of the intersection of N. Sheridan Road and W. Belmont Avenue; that the said convenient food mart opened in January, 1995 after a major renovation of two store premises, formerly occupied by a dress shop and Kennessey's wine and pastry shop; that the windows of the said convenience store located on N. Sheridan Road are completely blacked out except for several clear window circles approximately 2 1/2' in diameter; that the facade along W. Belmont Avenue consists of clear glass windows and doors so that the interior of the store is visible; that green fabric canopies are located above the windows of all store premises existing in the building at the subject site, including the applicant convenient food mart; that the words "Deli-Hot Foods", "Convenient Food Mart", "Bakery-Lottery" are printed on the vertical portion of the canopies located over the windows on the W. Belmont facade of the subject store premises and "Food to Go" and "Convenient Food Mart" are printed on two of the three canopies located on the windows located on the N. Sheridan Road facade; that testimony

**MINUTES OF MEETING**

September 15, 1995

Cal. No. 264-95-A

presented indicates that the 10-story apartment building at the subject site was built in 1926 as The Belmont Hotel and has always had ground floor retail store premises; that the testimony presented indicates that merchandise was always displayed in the store windows and advertised by store signage; that the display of merchandise in the store windows of the subject store and signage advertising such merchandise are legal non-conforming uses under 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 its 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 merchandise displayed in the front windows and four existing canopy signs for a retail food shop on the ground floor of a 10-story apartment building and visible from outside the building, on premises at 3170 N. Sheridan Road, 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:** The Players Palace, Inc..

**CAL. NO.** 155-95-S

**APPEARANCES FOR:** None

**MAP NO.** 3-J

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
September 15, 1995

**PREMISES AFFECTED-** 3824 W. Division Street

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

**ACTION OF BOARD--**

**THE VOTE**

CASE DISMISSED FOR  
WANT OF PROSECUTION.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELO  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE  
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

**APPLICANT:** Sorieda J. Derrick

**CAL. NO.** 165-95-Z

**APPEARANCES FOR:**

**MAP NO.** 34-E

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

September 15, 1995

**PREMISES AFFECTED-** 314 E. 138th Street

**SUBJECT--** Applicaton to vary the requirements of the zoning ordinance.

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
DECEMBER 15, 1995.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELO  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE  
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

**APPLICANT:** Steve Shoptz

**CAL. NO.** 194-95-A

**APPEARANCES FOR:** Steve Shoptz

**MAP NO.** 7-L

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 2954 N. Lamont Avenue

July 21, 1995 and  
September 15, 1995

**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 KONSTANTELO  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE  
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Steve Shoptz, owner, on May 31, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a Pigeon Coop on the roof of a 1-story brick accessory garage building (as amended), on premises at 2954 N. Lamont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 12, 1995, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on July 21, 1995 and September 15, 1995; 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 apartment building and a 2-car brick garage in the rear; that a 1-story frame structure housing a pigeon coop or loft is located on the rooftop of the garage; that the appellant belongs to a pigeon racing club; that the said pigeon coop or loft houses approximately 51 racing pigeons; that the appellant was unaware that a permit was required for the construction of a pigeon coop or loft; that under Section 45/7 of the Carrier, Racing, Hobby, and Show Pigeon Act of 1993, Act. 45, Illinois Compiled Statutes, a municipality or county shall not enact an ordinance which prohibits the orderly keeping of carrier pigeons, hobby, or show pigeons; that the Act applies to all municipalities and counties and is a limitation upon the power of home rule units to enact ordinances contrary to the Act, Section 45/8; that as provided for in the Act, the appellant sought a permit from the Chicago Board of Health for the keeping of racing pigeons at the subject site and was issued a memorandum from Jacqueline White, R.N., Acting Supervisor of Health Surveillance Unit stating that said unit of the Health Department does not issue any permit regarding the housing and keeping of racing pigeons in the city; that pursuant to the Act, the appellant has a right to maintain the subject site pigeon coop or loft for the storage of racing pigeons provided it complies with any applicable building code regulations; it is therefore

**MINUTES OF MEETING**

September 15, 1995

Cal. No. 194-95-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 erection of a Pigeon Coop on the roof of a 1-story brick garage building for the storage of racing pigeons, on premises at 2954 N. Lamon Avenue, upon condition that the said coop or loft shall be in compliance with any applicable building code ordinances and shall be maintained in a clean, orderly condition, and kept in good repair at all times; 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:** Martha Harris

**CAL. NO.** 207-95-Z

**APPEARANCES FOR:** John J. Pikarski, Jr., Martha Harris

**MAP NO.** 22-H

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 8832 S. Wood Street

August 18, 1995 and  
September 15, 1995

**SUBJECT--** Application to vary the requirements of the Zoning Ordinance.

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS GRANTED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELO

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Martha Harris, for Martha Harris and Mary Hudson, owner, on July 8, 1995, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2nd story 21.5' x 40' addition to a 1-story brick single-family dwelling, whose north side yard will be 10 inches and whose south side yard will be 2.67 feet instead of combined side yards of 7.5 feet and neither side yard less than 3 feet, and whose maximum floor area ratio will be 0.65 instead of 0.50, on premises at 8832 S. Wood Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 8, 1995, 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 7.6-2, 7.8-2(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on August 18, 1995 and September 15, 1995 after due notice thereof by publication in the Chicago Sun-Times on July 31, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 25' x 125' lot improved with a 1-story brick single-family dwelling with a 1-story rear frame addition and a 2-car frame garage in the rear of the lot; that the applicant proposes to erect a 2nd story 21.5' x 40' addition to the existing single-family dwelling at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed 21.5' x 40' 2nd story addition is necessary to provide additional living space in the existing single-family dwelling to meet the needs of the applicant and her extended family; that the plight of the owner is due to lack of adequate bedroom space for the three grown children who have returned to live with the applicant at the subject site; that the proposed 2nd floor addition will follow existing building walls, and that the variations, if granted, will not alter the essential character of the locality; it is therefore

**MINUTES OF MEETING**

August 18, 1995 and

September 15, 1995

Cal. No. 207-95-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 variation be and it hereby is granted to permit the erection of a 2nd story 21.5' x 40' addition to a 1-story brick single-family dwelling, whose north side yard will be 10 inches and whose south side yard will be 2.67 feet instead of combined side yards of 7.5 feet and neither side yard less than 3 feet, and whose maximum floor area ratio will be 0.65 instead of 0.50, on premises at 8832 S. Wood Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

**MINUTES OF MEETING**

September 15, 1995

Cal. No. 7-95-Z

Terry Diamond, for Chicago Board of Education and the Public Building Commission of Chicago, presented a written request for an extension of time in which to obtain necessary permits for the erection of a 2-story addition to the north and east sides of an existing elementary school (George Rogers Clark Elementary), with no east front yard and whose west front yard will be 17 feet instead of 22.5 feet each, whose north side yard will be 7 feet instead of 12 feet, and with no midway rear yard as required on a through lot, on premises at 1045 S. Monitor Avenue, which variations were granted by the Zoning Board of Appeals on January 20, 1995, in Calendar No. 7-95-Z.

Ms. Diamond stated the construction contract for the aforesaid addition was awarded in August, 1995 however the notice to proceed to the contractor for the project was only issued on August 17, 1997, which date exceeds the six month validity period for the zoning variations granted.

Chairman Spingola moved that the request be granted and the time for obtaining necessary permits for the construction of the aforesaid 2-story addition be extended to January 20, 1996. The motion prevailed by yeas or nays as follows:

Yeas- Spingola, Konstantelo, Martin, McCabe-Miele and Moore. Nays- None.

**MINUTES OF MEETING**

September 15, 1995

Cal. No. 29-94-Z

Gary I. Wigoda, for Chicago Community Kollel, applicant, presented a written request for an extension of time in which to obtain necessary building permits for the erection of a 1-story institutional building for religious studies (similar to a college) with no north side transitional yard instead of a 15' x 20' required yard and no transitional front yard instead of a 15' x 20' required yard, when abutting a residential district, on premises at 6506 N. California Avenue, granted by the Zoning Board of Appeals on February 18, 1994 in Calendar No. 29-94-Z, and for which extensions of time were granted on August 19, 1994 to February 18, 1995 and on March 17, 1995 to August 18, 1995.

Mr. Wigoda stated that the property of the applicant was severely damaged due to arson just prior to the original Zoning Board hearing on February 18, 1994. The delays this created both financially and logistically have continued to impede the start of the project but that plans have been submitted to the Zoning and Building Departments and that the applicant anticipates approval from both departments shortly. The applicant is therefore requesting a final extension to cover this approval period.

Chairman Spingola moved that the request for a final extension of time be granted and that the time for obtaining necessary building permits be extended to February 18, 1996. The motion prevailed by yeas or nays as follows:

Yeas- Spingola, Konstantelo, Martin, McCabe-Miele, Moore. Nays- None.

**MINUTES OF MEETING**

September 15, 1995

Cal. No. 188-95-S

Ronald J. Nawrocki, for United Credit Union, applicant, presented a written request to amend the resolution granted by the Zoning Board of Appeals on July 21, 1995, in Calendar No. 188-95-S for the establishment of two additional drive-through lanes in the expansion of an existing banking facility, on premises at 4444 S. Pulaski Road.

Mr. Nawrocki requests that the resolution in the aforesaid case be amended by the deletion of "that wrought iron fencing shall be provided on the periphery of the lot".... Mr Nawrocki stated that the applicant currently has in place guard rails along the west and north lot lines of the property which serve as a barrier not allowing egress into the alley adjacent to the building on the subject site. Installing a wrought iron fence along the east and south property lines will have no aesthetic value since the current building is approximately 6 feet from the public sidewalk area and currently has a landscape program to enhance the building within the community.

Chairman Spingola moved that the request be granted and the resolution in Calendar No. 188-95-S is hereby amended by deleting the aforesaid condition as stated in line 5 from the bottom of page 48 of the minutes of the meeting held on July 21, 1995. The motion prevailed by yeas or nays as follows.

Yeas- Spingola, Konstantelo, Martin, McCabe-Miele, Moore. Nays- None.

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

MINUTES OF MEETING

September 15, 1995

Member Martin moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in special meeting on October 19, 1995.

  
Secretary