

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

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held in the Public Building Commission Hearing Room, 2nd Floor  
Richard J. Daley Center on Friday, November 17, 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, Jr.  
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 October 20, 1995 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Konstantelos, McCabe-Miele and Moore. Nays- None.

\* \* \* \* \*

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:** Murad Sweiss & Mario Rentaria

**CAL. NO.** 314-95-Z

**APPEARANCES FOR:**

**MAP NO.** 5-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
November 17, 1995

**PREMISES AFFECTED-** 2215-25 N. Janssen Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
JANUARY 19, 1996.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

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:** McGee Temple Church of God in Christ

**CAL. NO.** 315-95-Z

**APPEARANCES FOR:** Samuel K. Bell

**MAP NO.** 12-E

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
November 17, 1995

**PREMISES AFFECTED-** 4946 S. Vincennes Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS DENIED.

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, McGee Temple Church of God in Christ, owner, on October 6, 1995, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 1-story 7' x 70' addition to the south side and a 2-story 43.6' x 49.29' addition to the rear of a 1-story brick church building, whose front yard will be 2' instead of 15', with no north side yard instead of 6.5', and whose rear yard will be 2' instead of 30', on premises at 4946 S. Vincennes Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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 7.7-5, 7.8-5, 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 November 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 30, 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 65' x 138.17' lot improved with a 1-story brick church building with an off-street parking area at the rear of the existing building; that the applicant proposes to erect a 1-story 7' x 70' addition to the south side and a 2-story 43.6' x 49.29' addition to the rear of the existing church building; that on December 2, 1994 the Zoning Board of Appeals granted variations to the applicant for the erection of a 1-story 36' x 71' auxiliary use addition to the rear of the existing 1-story church building, with no north side yard instead of 6.4' and whose rear yard will be 2' instead of 30' at the subject site in Cal. No. 321-94-Z; that the applicant subsequently requested an extension of time in which to erect the proposed rear addition and to amend the previously approved resolution to allow a proposed 2-story 43.60' x 49.29' auxiliary use addition to the rear of the existing church building as well as a 1-story 7.0' x 70.60' addition to the south side to be used as a passage only from the sanctuary to the proposed auxiliary addition as well as an exit, with no north side yard instead of 6.4', and whose rear yard will be 2.0' instead of 30'; that the Board denied the applicant's request for an extension of time and the aforesaid requested amendment finding that the new plans submitted constituted a substantial change from

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the addition approved by the Board in Cal. No. 321-95-Z and required submission of a new variation application to the Board; that the applicant subsequently filed a new application with the Board requesting the aforesaid variations; that the proposed rear addition will be used to provide a dining facility and meeting area for community meetings; that the proposed 1-story 7' x 70' addition to the south side of the building will be an enclosed passageway; that there is tandem parking for 7 automobiles at the south end of the lot; that the Board finds that the proposed passageway addition to the south side of the building leaves less than 21 feet width of open space for the parking area and adjacent sidewalk area; that the plan submitted depicts tandem parking for 7 automobiles in an area only 13 feet wide with no adjacent aisle or driveway of such width and design as to provide a safe and efficient means of access for each vehicle to a parking space as required under Section 7.12 of the zoning ordinance; that this new proposal represents an overbuilding of the lot and that no evidence was presented that would indicate that the plight of the owner is due to any unique circumstances; and that the granting of the requested variation as designed would alter the essential character of the locality; 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:** Marlene Delmonico

**CAL. NO.** 316-95-Z

**APPEARANCES FOR:** Mark Kupiec, Marlene Delmonico

**MAP NO.** 16-N

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
November 17, 1995

**PREMISES AFFECTED-** 7100 W. 63rd Place

**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, Marlene Delmonico, for Pinnacle Bank, Tr. No. 8715, owner, on October 10, 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 25' x 46' addition to a 1-story brick single-family dwelling, whose combined side yards will be 8.43' instead of 10.04' and whose maximum floor area ratio will be 0.65 instead of 0.50, on premises at 7100 W. 63rd Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 6, 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 meeting held on November 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 30, 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 33.35' x 103.25' lot improved with a 1-story brick single-family residence and an accessory garage at the rear of the property; that the applicant proposes to erect a 2nd story 25' x 46' addition to the existing 1-story brick single-family dwelling; 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 2nd story addition is necessary to provide additional bedroom space to meet the needs of the applicant and her family; that the plight of the owner is due to the shallow depth of the subject site lot; that the proposed 2nd floor addition will follow existing building walls and will not impair an adequate supply of light and air to adjacent property 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

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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 2nd story 25' x 46' addition to a 1-story brick single-family dwelling, whose combined side yards will be 8.43' instead of 10.04' and whose maximum floor area ratio will be 0.65 instead of 0.50, on premises at 7100 W. 63rd Place, 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:** Rising Sun M.B. Church

**CAL. NO.** 317-95-Z

**APPEARANCES FOR:** Samuel Bell

**MAP NO.** 3-M

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
November 17, 1995

**PREMISES AFFECTED-** 830 N. Central Avenue

**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, Rising Sun M.B. Church, owner, on October 1, 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 with basement 28' x 146.67' Sunday School addition to an existing church building, with parking in the required 20' front yard, whose rear yard will be 6' instead of 30', and whose maximum floor area ratio will be approximately 0.79 instead of 0.70, on premises at 830 N. Central Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 11, 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, 7.7-3, 7.9-3, 7.12(7)."

and  
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 30, 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 270' x 125.52' lot improvement with a 2-story with basement brick church building located in the southerly portion of the subject site; that an on-site parking area is located to the north of the existing church building; that the applicant proposes to erect a 2-story with basement 28' x 146.67' Sunday School addition to the existing 2-story with basement church building; 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 2-story with basement addition is necessary to provide Sunday School classrooms; that the plight of the owner is due to unique circumstances in that the rear yard is the only feasible place to erect the proposed addition; that erection of the proposed addition to the north of the existing church building would eliminate the existing gothic windows on the north facade of the church building; that the only available space for on-site parking is to the north of the existing church building which is the front yard of the property; that the building line of the proposed 28' x 146.67' addition will follow the existing west wall of the church building and will not impair an adequate supply of light and air to adjacent property and that the

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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 a 2-story with basement 28' x 146.67' Sunday School addition to an existing church building, with parking in the required 20' front yard, whose rear yard will be 6' instead of 30', and whose maximum floor area ratio will be approximately 0.79 instead of 0.50, on premises at 830 N. Central Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** 2842 N. Southport Corp. **CAL. NO.** 318-95-S  
**APPEARANCES FOR:** Bernard I. Citron **MAP NO.** 7-G  
**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
November 17, 1995  
**PREMISES AFFECTED-** 2842 N. Southport Avenue  
**SUBJECT-** Application for the approval of a special use.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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, 2842 N. Southport Corp., for LaSalle National Bank, Tr. No. 11-119619-00, owner, on September 21, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of residential use on the ground floor of a proposed 4-story 3-dwelling unit building, in a B2-2 Restricted Retail District, on premises at 2842 N. Southport Avenue; and

WHEREAS, the decision of the office of the Zoning Administrator rendered September 15, 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 8.3-2, 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 November 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 30, 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 improved with a 1-story frame commercial building; that the applicant proposes to erect a 4-story with basement 3-dwelling unit building with residential use on the ground floor to be duplexed with the basement for one dwelling unit, a single dwelling unit on the 2nd floor and a duplexed dwelling unit incorporating the 3rd and 4th floors; that the proposed use is necessary for the public convenience at this location in that there is no demand for ground floor business uses in this area and a desire by the community for a residential building in the neighborhood rather than a mixed business/residential building; that the public health, safety and welfare will be adequately protected in the design and location of the proposed 4-story 3-dwelling unit building with adequate on-site parking spaces at the rear of the proposed building; that the proposed residential building will be compatible with the predominantly residential character of the area and will not cause substantial injury to the value of other property in the neighborhood in which it is located; it is therefore

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

**MINUTES OF MEETING**

November 17, 1995

Cal. No. 318-95-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 residential use on the ground floor of a proposed 4-story 3-dwelling unit building, in a B2-2 Restricted Retail District, on premises at 2842 N. Southport Avenue, upon condition that adequate space shall be provided for the storage of garbage containers; 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:** Public Building Commission/Chicago Board of Education

**CAL. NO.** 319-95-S

**APPEARANCES FOR:** Langdon Neal

**MAP NO.** 10-H

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 4600 S. Wolcott Avenue

November 17, 1995

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

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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, Public Building Commission/Chicago Board of Education, for Public Building Commission of Chicago, owner, on September 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 parking lot for 12 private passenger automobiles, in an R3 General Residence District, on premises at 4600 S. Wolcott Avenue, to serve a school located at 4601-39 S. Wolcott Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 15, 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 7.7-1, 7.4-1(6)."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 30, 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 50' x 124.44' unimproved lot located west and across S. Wolcott Avenue from a school located at 4601-39 S. Wolcott Avenue; that on September 16, 1994 the Board granted variations to the applicant for the erection of a 3-story 64,000 sq. ft. preschool and K-8 elementary school building, whose east side yard will be 5 feet instead of 15 feet and whose total floor area ratio will be 1.2 instead of 0.70, on premises at 4601-39 S Wolcott Avenue, in Cal. No. 223-94-Z; that the proposed use is necessary for the public convenience at this location to provide off-street parking spaces for school staff and that the establishment of the proposed off-street accessory parking lot at the subject site will allow for more on-site playground space on the school site; 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 establishment of an accessory off-site parking lot for 12 automobiles at the subject site will be an improvement of a long-time vacant lot and will help alleviate on-street parking in this residential neighborhood and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

**MINUTES OF MEETING**

November 17, 1995

Cal. No. 319-95-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 12 private passenger automobiles, on premises at 4600 S. Wolcott Avenue, to serve a school located at 4601-39 S. Wolcott 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 four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that wrought iron fencing shall be provided on the north property line and on the east and west property lines, excepting driveways; that 30' of 8' high chain link fencing with top and bottom rail shall be provided between the buildings abutting the subject site to the south; that striping shall be provided; that lighting shall be provided; that concrete wheel stops shall be provided; that ingress shall be from S. Wolcott Street; that egress shall be via the alley onto W.46th Street; that the proposed parking lot shall be securely locked when not in use by school personnel; 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 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:** Public Building Commission/Chicago Board of Education

**CAL. NO.** 320-95-Z

**APPEARANCES FOR:** Langdon Neal

**MAP NO.** 10-H

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
November 17, 1995

**PREMISES AFFECTED-** 4600 S. Wolcott Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

VARIATION 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, Public Building Commission/Chicago Board of Education, for Public Building Commission of Chicago, owner, on September 25, 1995, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the establishment of an off-site accessory parking lot for 12 automobiles whose front yard will be 3' instead of 20', on premises at 4600 S. Wolcott Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 15, 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 7.7-1, 7.4-1(6)."

and  
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 30, 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 50' x 124.44' lot located west across S. Wolcott Avenue from an elementary school; that on November 17, 1995, the Board approved the establishment of an off-site parking lot for 12 private passenger automobiles at the subject site to serve a school located at 4601-39 S. Wolcott Avenue, in Cal. No. 319-95-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 the front yard variation requested is necessary to provide sufficient width on the site for the required handicapped parking space which is 17'6" wide and is located at the front of the lot, closest to the street and school and to maximize the number of parking spaces that can be put on the lot; that the plight of the owner is due to unique circumstances in that the subject property is only 50' wide with room for only 12 parking spaces which necessitates encroachment into the required 20' front yard; that the requested reduction in the required front yard is consistent with the existing front yards on S. Wolcott Avenue in this block and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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Cal. No. 320-95-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 establishment of an off-site accessory parking lot for 12 automobiles whose front yard will be 3' instead of 20', on premises at 4600 S. Wolcott Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Lisa Sorber

**CAL. NO.** 321-95-S

**APPEARANCES FOR:** Bernard I. Citron

**MAP NO.** 5-H

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
November 17, 1995

**PREMISES AFFECTED-** 2062 N. Leavitt Street

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

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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, Lisa Sorber, owner, on August 17, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the expansion of the ground floor dwelling unit in an existing 2 ½ story 2-dwelling unit building with the erection of a proposed 2 ½ story addition to the front of the building, in a B4-2 Restricted Service District, on premises at 2062 N. Leavitt Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 17, 1995, reads”  
“Application not approved. Requested certification does not conform to the applicable provisions of the Chicago Zoning Ordinance, Title 17, of the Municipal Code of Chicago, specifically, Section 8.3-4A(1).”

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 30, 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 2 ½ story brick residential building located at the rear of the lot; that the existing residential building has a dilapidated open staircase in front of the building; that the applicant seeks to expand the existing ground floor dwelling unit with the erection of a proposed 2 ½ story addition to the front of the building; that the proposed expansion of the ground floor dwelling unit in the building at the subject site is necessary to provide additional living space and a secured entry way to meet the needs of the applicant who owns the building and resides in the 2nd floor dwelling unit; that the public health, safety and welfare will be adequately protected in the design and location of the proposed use which will comply with all applicable building code regulations; that the proposed use is compatible with other residential improvements in the block, some of which are located at the rear of the lots, and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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Cal. No. 321-95-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the expansion of the ground floor dwelling unit in an existing 2 ½ story 2-dwelling unit building with the erection of a proposed 2 ½ story addition to the front of the building, in a B4-2 Restricted Service District, on premises at 2062 N. Leavitt Street, upon condition that automobiles shall be parked as close as possible to the 2-dwelling unit building and shall not be parked in the required 12 feet front yard; 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:** Lisa Sorber

**CAL. NO.** 322-95-Z

**APPEARANCES FOR:** Bernard I. Citron

**MAP NO.** 5-H

**APPEARANCES AGAINST:**

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November 17, 1995

**PREMISES AFFECTED-** 2062 N. Leavitt Street

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

**ACTION OF BOARD--**

**THE VOTE**

VARIATION 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, Lisa Sorber, owner, on August 17, 1995, filed an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 2 ½ story addition to the front of an existing 2 ½ story 2-dwelling unit building, with no north side yard instead of 2.4 feet, on premises at 2062 N. Leavitt Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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 8.7-4, 8.11-1(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 30, 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 November 17, 1995, the Board approved the expansion of the ground floor dwelling unit in an existing 2 ½ story 2-dwelling unit building with the erection of a proposed 2 ½ story addition to the front of the building, at the subject site, in Cal. No. 321-95-S; that the property in question cannot be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the north side yard variation requested is necessary to align the foundation, wall and roof line of the proposed 2 ½ story addition with the existing 2 ½ story 2-dwelling unit building at the subject site; that the plight of the owner is due to the existing residential building being located in the required north side yard; that the proposed 2 ½ story addition will be an improvement of the existing unsightly front facade and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

**MINUTES OF MEETING**

November 17, 1995

Cal. No. 322-95-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 ½ story addition to the front of an existing 2 ½ story 2-dwelling unit building, with no north side yard instead of 2.4 feet, on premises at 2062 N. Leavitt 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:** David W. Ruttenberg

**CAL. NO.** 323-95-S

**APPEARANCES FOR:**

**MAP NO.** 5-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

November 17, 1995

**PREMISES AFFECTED-** 2101-11 N. Dominick Street

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

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
JANUARY 19, 1996.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
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:** 1701 N. Milwaukee Avenue Corp.

**CAL. NO.** 324-95-S

**APPEARANCES FOR:** Ken Richman

**MAP NO.** 5-H

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
November 17, 1995

**PREMISES AFFECTED-** 1712-20 N. Hoyne Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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, 1701 N. Milwaukee Avenue, owner, on October 6, 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 private passenger automobiles and delivery vans, in an M 1-2 Restricted Manufacturing District, on premises at 1712-20 N. Hoyne Avenue, to serve an existing dry cleaning business located at 1701 N. Milwaukee Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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 10.16-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1995 after due notice thereof by publication in the Chicago Sun Times on October 30, 1995; and

WHEREAS, the district maps show that the premises is located in an M1-2 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 said use is to be located in an M1-2 Restricted Manufacturing District; that the subject site is a triangularly shaped 4,890 sq.ft.lot located at the southwest corner of the intersection of N. Hoyne Avenue, W. St. Paul Street and N. Wilmot Street and is being used as a parking lot; that the proposed use is necessary for the public convenience at this location to provide off-street parking spaces for the employees and delivery vans of an existing dry cleaning business located south across an alley at 1701 N. Milwaukee Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the said parking lot to be improved and operated under the conditions and standards hereinafter set forth; that the said parking lot will help alleviate on-street congestion caused by the regular movement of delivery vans from their current parking facility to and from the dry cleaning plant; that the use of the subject property as an off-site accessory parking lot will eliminate the potential nuisance aspects of an unsecured vacant lot and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

**MINUTES OF MEETING**

November 17, 1995

Cal No. 324-95-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 private passenger automobiles and delivery vans, on premises at 1712-20 N. Hoyne Avenue, to serve an existing dry cleaning business located at 1701 N. Milwaukee Avenue, upon condition that the following standards shall be complied with: that the lot shall be used solely for the parking of employee private passenger automobiles and company delivery vans only; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed, excepting the driveway, by wrought-iron fencing; that striping shall be provided; that lighting shall be provided which is directed away from abutting residential property; that ingress and egress shall be via the alley abutting the site to the south, which alley access was granted by the City Council on September 13, 1995; that the lot shall be securely locked at all times when not in use by the applicant dry cleaning business; 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 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:** Howard Zuker

**CAL. NO.** 325-95-S

**APPEARANCES FOR:** Richard L. Mandel, Howard Zuker

**MAP NO.** 1-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 1350 W. Grand Avenue

November 17, 1995

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

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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, Howard Zuker, for American National Bank & Trust Co., Tr. No. 120582-02, owner, on October 18, 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 in the conversion of a 1 and 4-story brick former factory building to 12 dwelling units, in a B2-2 Restricted Retail District, on premises at 1350 W. Grand Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, Section 8.3-2A(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 30, 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 on October 7, 1993, the City Council rezoned the subject site from R4 General Residence to B2-2 Restricted Retail; that the subject site is a 10,027 sq. ft. lot improved with a vacant 1 and 4-story brick former factory building; that the applicant proposes to convert the existing building into 12 dwelling units with residential units on the ground floor; that the 1-story portion of the building will be converted to garage parking for the proposed dwelling units; that the proposed use is necessary for the public convenience at this location in that there is no demand for business improvements in the area and a continuing demand for residential uses, particularly moderately priced housing; that the public health, safety and welfare will be adequately protected in the design and location of the proposed development which provides adequate on-site parking spaces and which will comply with all applicable building code regulations; that the proposed development will be compatible with the evolving residential character of the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

**MINUTES OF MEETING**

November 17, 1995

Cal. No. 325-95-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 in the conversion of a 1 and 4-story brick former factory building to 12 dwelling units, on premises at 1350 W. Grand Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Howard Zuker

**CAL. NO.** 326-95-Z

**APPEARANCES FOR:** Richard L. Mandel, Howard Zuker

**MAP NO.** 1-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
November 17, 1995

**PREMISES AFFECTED-** 1350 W. Grand Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

VARIATION 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, Howard Zuker, for American National Bank & Trust Co., Tr. No. 120582-02, owner, on October 18, 1995, filed an application for a variation of the zoning ordinance to permit, in a B2-2 Restricted Retail District, the establishment of 12 dwelling units with 12 interior parking spaces in a 1 and 4-story brick former factory building, whose lot area is 10,027 sq.ft. instead of 10,800 sq.ft. required, on premises at 1350 W. Grand Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 16, 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 11.7-3, 11.7-4(10)."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 30, 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 on November 17, 1995, the Zoning Board of Appeals approved the establishment of dwelling units on the ground floor in the conversion of a 1 and 4-story brick former factory building to 12 dwelling units at the subject site, in Cal. No. 325-95-S; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be use only under the conditions allowed by the regulations in this district in that to establish less than the proposed 12-dwelling units at the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that the area of the subject property is only 10,027 sq. ft. instead of 10,800 sq.ft. required for 12 dwelling units; that the proposed 12-dwelling units in the subject building is compatible with the trend toward residential improvements in the area and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

**MINUTES OF MEETING**

November 17, 1995

Cal. No. 326-95-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 establishment of 12 dwelling units with 12 interior parking spaces in a 1 and 4-story brick former factory building, whose lot area is 10,027 sq.ft. instead of 10,800 sq. ft. required, on premises at 1350 W. Grand Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Frank & Kathleen West

**CAL. NO.** 327-95-Z

**APPEARANCES FOR:** Kathleen West

**MAP NO.** 9-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
November 17, 1995

**PREMISES AFFECTED-** 3423 N. Seminary Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

VARIATION 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, Frank & Kathleen West, owner, on October 17, 1995, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 4th story 32' x 17' addition to a 3-story brick 3-dwelling unit building, which addition will result in a 15% (544 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 3423 N. Seminary Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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 7.6-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 30, 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 24' x 125' lot improved with a 3-story with basement residential building and a 2-car garage in the rear; that the applicant proposes to duplex their 3rd floor dwelling unit by erecting a 4th story 32' x 17' addition which will result in a 544 sq.ft. or 15% 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 variation requested is necessary to provide additional living space to meet the lifestyle requirements of the applicants and their family; that the plight of the owner is due to the necessity of providing two additional bedrooms and bath for the applicant's two teenage daughters which can only be accomplished by the proposed addition; that the proposed 4th story addition will be set back toward the rear of the existing building and will not be visible from street level and that the variation, if granted, will not alter the essential character of the locality; it is therefore

**MINUTES OF MEETING**

November 17, 1995

Cal. No. 327-95-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 4th story 32' x 17' addition to a 3-story brick 3-dwelling unit building, which addition will result in a 15% (544 sq.ft.) increase in the amount of floor area existing in the building prior to the adoption to the 1957 comprehensive amendment to the zoning ordinance, on premises at 3423 N. Seminary Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Hilda Lima & Marcos Lima

**CAL. NO.** 328-95-Z

**APPEARANCES FOR:** Hilda Lima, Marcos Lima

**MAP NO.** 14-I

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
November 17, 1995

**PREMISES AFFECTED-** 5635 S. California Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

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

**THE RESOLUTION:**

WHEREAS, Hilda Lima and Marcos Lima, owner, on October 19, 1995, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the parking of two automobiles on the front of the lot accessory to a single-family dwelling on the rear of the lot, whose front yard will be 2 feet instead of 20 feet required, on premises at 5635 S. California Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, Sections 7.7-1, 7.12(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 30, 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 located at the rear of the lot; that the subject property is also improved with a paved parking area in the front of the lot and two mature trees between the parking area and the residence at the rear; 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 front yard variation requested is necessary to allow the accessory parking of the applicants' two automobiles on the front of the lot; that the plight of the owner is due to unique circumstances in that the only location for on-site parking is in the required front yard due to the large trees and the dwelling taking up most of the lot and that no on-street parking is allowed on S. California Avenue during certain morning and evening hours, Monday through Friday and that S. California Avenue is a snow route which specifically prohibits on-street parking during severe winter weather; that the parking pad for the two automobiles is screened by existing shrubbery and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

**MINUTES OF MEETING**

November 17, 1995

Cal. No. 328-95-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 parking of two automobiles on the front of the lot accessory to a single-family dwelling on the rear of the lot, whose front yard will be 2 feet instead of 20 feet required, on premises at 5635 S. California Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Nancy Li

CAL. NO. 329-95-A

APPEARANCES FOR:

MAP NO. 8-G

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 919 W. 35th Street

November 17, 1995

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO  
JANUARY 19, 1996.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

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:** Martha Arroyo

**CAL. NO.** 330-95-A

**APPEARANCES FOR:** Martha Arroyo

**MAP NO.** 4-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

November 17, 1995

**PREMISES AFFECTED-** 1720 S. Racine Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

APPEAL WITHDRAWN UPON  
MOTION OF APPELLANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

**APPLICANT:** Carolyn Lyman

**CAL. NO.** 331-95-S

**APPEARANCES FOR:** Tony C. Jones, Carolyn Lyman

**MAP NO.** 5-L

**APPEARANCES AGAINST:** Bruce E. Thomas, et al.

**MINUTES OF MEETING:**  
November 17, 1995

**PREMISES AFFECTED-** 5436 W. Cortland Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION DENIED.

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, Carolyn Lyman, owner, on September 29, 1995, filed an application for the approval of the location and the establishment of a transitional residence for up to 15 female youth ages 13-18 who are wards of the state in a 2-story brick apartment building, in an R3 General Residence District, on premises at 5436 W. Cortland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 23, 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 meeting held on November 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 30, 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 improved with a 2-story with basement brick apartment building; that the applicant proposes to establish a transitional residence for up to 15 female youth ages 13 -18 who are wards of the state at the subject site; that the applicant is the owner of the subject premises and the director of ERIC Family Services who will operate the proposed facility; that the proposed transitional residence has been in operation since January, 1995; that testimony presented indicates that the residents of the facility are supervised by one professional employee and 14 child care volunteers; that staff personnel must be at least 21 years old and have a high school diploma or GED equivalent; that on-site supervisory and counseling training is given to the facility's employees; that three staff members are on site from 8 A.M. to 4 P.M. and from 4 P.M. to 12:30 A.M., daily and two staff members are on duty from 12:30 A.M. to 8:30 A.M. daily; that residents of the facility must abide by house rules, including weekday and weekend curfews and house schedules; that no visitors are allowed within the facility; that the evidence presented indicates that there is inadequate supervision of the residents in terms of number of staff personnel on duty at the facility, particularly during the night and early morning hours; that testimony from neighborhood residents indicates that the facility has not demonstrated adequate supervision of the residents,

**MINUTES OF MEETING**

November 17, 1995

Cal. No. 331-95-S

particularly regarding disruptive incidents with neighborhood youths; that no evidence was presented to indicate that the said use is necessary for the public convenience at this location; that no evidence was presented to indicate that sufficient security measures are in operation to insure that the public health, safety and welfare is adequately protected in the operation of the said transitional residence; that no evidence was presented to indicate that the use of the premises as a transitional residence in the manner in which it is operated 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 denied.

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

**APPLICANT:** Travelers & Immigrants Aid of Chicago

**CAL. NO.** 332-95-S

**APPEARANCES FOR:**

**MAP NO.** 7-J

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

November 17, 1995

**PREMISES AFFECTED-** 2456 N. Hamlin Avenue/3807 W. Altgeld Street

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

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
JANUARY 19, 1996.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
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: Robert McKay

CAL. NO. 333-95-S

APPEARANCES FOR: None

MAP NO. 22-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 2142 W. 95th Street

November 17, 1995

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN UPON  
MOTION OF APPLICANT.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
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:** Roberto Navar

**CAL. NO.** 334-94-A

**APPEARANCES FOR:** Luis C. Martinez, Roberto Navar

**MAP NO.** 6-I

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

November 17, 1995

**PREMISES AFFECTED-** 2701 S. Whipple Street

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

**ACTION OF BOARD--**

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

**THE RESOLUTION:**

WHEREAS, Roberto Navar, owner, on September 20, 1995, filed and appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 1-story brick and frame building as two dwelling units, in an M2-3 General Manufacturing District, on premises at 2701 S. Whipple Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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 10.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1995; and

WHEREAS, the district maps show that the premises is located in an M2-3 General Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an M2-3 General Manufacturing District; that the subject site is improved with a 1-story brick and frame residential building built approximately 1897; that the evidence presented indicates that the 1-story brick and frame building has been occupied as two dwelling units since prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as two dwelling units provided the building is brought into compliance with applicable building code regulations; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of a 1-story brick and frame building as two dwelling units, on premises at 2701 S. Whipple Street, upon condition that the building is brought into compliance with all applicable building code regulations with plans and permits indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Cirilo Alvarez

**CAL. NO.** 335-95-A

**APPEARANCES FOR:** Cirilo Alvarez

**MAP NO.** 6-J

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 3820 W. 28th Street

November 17, 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 KONSTANTELOS  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE  
 THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

**THE RESOLUTION:**

WHEREAS, Cirilo Alvarez, owner, on October 4, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the dwelling unit in a former store front in a 3-story brick 6-dwelling unit building, in an R3 General Residence District, on premises at 3820 W. 28th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, 5.5, 6.4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, 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 3-story 6- dwelling unit building; that the subject site has been zoned Apartment since the adoption of the zoning ordinance in 1923 and R3 General Residence since the adoption of the 1957 comprehensive amendment to the zoning ordinance; that testimony presented indicates that the non-conforming first floor store in the subject building was converted to a dwelling unit approximately 10 years ago; that the appellant purchased the subject property in 1987 as a 6-dwelling unit building; the change of use from a non-conforming store premises to a conforming dwelling unit is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the dwelling unit in a former store front in a 3-story brick 6-dwelling unit building, on premises at 3820 W. 28th Street, upon condition that the building is brought into compliance with building code regulations with plans and permits indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Arandjel Stosovic

**CAL. NO.** 336-95-A

**APPEARANCES FOR:** None

**MAP NO.** 7-H

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 1758 W. Wellington Avenue

November 17, 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 KONSTANTELOS  
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:** Serious Business Youth Enterprises, LTD.

**CAL. NO.** 337-95-A

**APPEARANCES FOR:** Fredrick Riley

**MAP NO.** 20--F

**APPEARANCES AGAINST:** Larry Miskin, Loretta Weston, et al.

**MINUTES OF MEETING:**  
November 17, 1995

**PREMISES AFFECTED-** 8456 S. Lafayette Street

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

**ACTION OF BOARD--**

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Serious Business Youth Enterprises, LTD. for Dr. M. Kelsick, owner, on October 3, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a dwelling unit in a 1-story brick community center building, in an M2-2 General Manufacturing District, on premises at 8456 S. Lafayette Street, which is alleged is a permitted watchman's dwelling unit; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, Section 10.3-1(19)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1995; and

WHEREAS, the district maps show that the premises is located in an M2-2 General Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M2-2 General Manufacturing District; that the subject site consists of approximately 2 1/2 acres and is improved with a 1-story brick 20,000 sq.ft. building; that the testimony presented indicates that the appellant, one of the owners, presently stores video and audio equipment in the subject building and that there is also a body shop in a portion of the building; that due to recent vandalism, the appellant seeks to install a small 25' x 25' dwelling unit in the building so that he can stay in the building at night in order to provide security necessary to protect his property; that the zoning ordinance permits in this district a watchman's dwelling unit and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a watchman's dwelling unit in a 1-story

**MINUTES OF MEETING**

November 17, 1995

Cal. No. 337-95-A

brick 20,000 sq.ft. building, on premises at 8456 S. Lafayette Street, upon condition that the dwelling unit shall not exceed 625 sq.ft. in area; that the dwelling unit shall comply with all applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** C & C Investment, Inc., d/b/a China Garden Restaurant

**CAL. NO.** 338-95-A

**APPEARANCES FOR:** Alberto Beltran

**MAP NO.** 15-J

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
November 17, 1995

**PREMISES AFFECTED-** 6340 N. Lincoln Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

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

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

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

**THE RESOLUTION:**

WHEREAS, C & C Investment, Inc., d/b/a China Garden Restaurant, for Alberto Beltran, owner, on September 20, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit entertainment in the form of a karaoke with 2 speakers and a screen in an existing restaurant in a 1-story brick building, in a B3-2 General Retail District, on premises at 6340 N. Lincoln Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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 8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 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 said use is located in a B3-2 General Retail District; that the subject site is improved with a 1-story brick building occupied by a restaurant; that the restaurant has been in operation at the subject site for the past 19 years; that the appellant installed a karaoke with 2 speakers and a screen two years ago in order to attract customers and compete with other restaurants in the area; that there is no charge to customers for use of the karaoke; that although the zoning ordinance provides, in this district, that a restaurant is a permitted use when no entertainment or dancing is provided, the Board feels that even though a karaoke is a form of entertainment it is entertainment performed by customers of the restaurant which is not as intensive as that performed by hired bands, etc.; that there is no intention of turning the restaurant into a late night entertainment venue in that the karaoke will be used only during the restaurant's hours of operation which are from 11:30 A.M. to 9:30 P.M. Tuesday through Thursday and on Sunday, and from 11:30 A.M. to 10:30 P.M. Friday and Saturday; that the karaoke use may be considered an accessory use to the principal restaurant operation at the subject site; it is therefore

**MINUTES OF MEETING**

November 17, 1995

Cal. No. 338-95-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 entertainment in the form of a karaoke with 2 speakers and a screen in an existing restaurant in a 1-story brick building, on premises at 6340 N. Lincoln Avenue, upon condition that the karaoke with 2 speakers and a screen shall be an accessory use only to the existing restaurant operation and shall be used only during the hours of operation of the restaurant, 11:30 A.M. to 9:30 P.M., Tuesday through Thursday and on Sunday and from 11:30 A.M. to 10:30 P.M. Friday and Saturday; 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:** Phan V. Bon

**CAL. NO.** 339-95-A

**APPEARANCES FOR:** Phan V. Bon

**MAP NO.** 17-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
November 17, 1995

**PREMISES AFFECTED-** 6720 N. Sheridan Road

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

**ACTION OF BOARD--**

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Phan V. Bon, for Branko Pesich, owner, on September 25, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a nail salon in a 4-story brick apartment building, in an R4 General Residence District, on premises at 6720 N. Sheridan Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 11, 1995, reads:  
"Application not approved. Requested certification does not comply 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 November 17, 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 4-story brick apartment building containing ground floor store premises; that the applicant proposes to operate a nail salon shop where manicures, pedicures, etc. will be done; that the subject store premises was previously occupied by a beauty salon which ceased operation in 1994; that on May 22, 1992 the City Council rezoned the subject site from B4-2 Restricted Retail to R4 General Residence which made the prior use a non-conforming use; that the change of use from a beauty salon to a nail salon is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a nail salon in a 4-story brick building, on premises at 6720 N. Sheridan Road, upon condition that the hours of operation shall be limited to the hours from 9:00 A.M. to 8:00 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:** Elva Mata

**CAL. NO.** 340-95-A

**APPEARANCES FOR:** Elva Mata

**MAP NO.** 4-H

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 2109 W. 18th Street

November 17, 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 KONSTANTELOS  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE  
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

**THE RESOLUTION:**

WHEREAS, Elva Mata, owner, on September 25, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon in a 3-story brick apartment building, in an R4 General Residence District, on premises at 2109 W. 18th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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 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 November 17, 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 3-story brick apartment building; that testimony presented indicates that the appellant has owned the subject property for 22 years; that the appellant seeks to convert a first floor dwelling unit to a beauty salon; that no evidence was presented that a store or business use ever existed in the building at the subject site which has been zoned R4 General Residence since the adoption of the 1957 comprehensive amendment to the zoning ordinance; that under Section 7.3-4 of the zoning ordinance the Board has no authority to permit the use requested at the site; 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:** Ms. Georgia's Catering, Inc.

**CAL. NO.** 341-95-A

**APPEARANCES FOR:** Sidney Bundrage Dillard, Sarah Bundrage

**MAP NO.** 18-C

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 2304 E. 75th Street

November 17, 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 KONSTANTELOS  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE  
 THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Ms. Georgia's Catering, Inc., for William Fowlkes, owner, on September 22, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit off-site catering in conjunction with a retail food dispensing business in a 1-story brick building, in a B4-2 Restricted Service District, on premises at 2304 E. 75th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 15, 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 November 17, 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 multi-store building; that the appellant currently is licensed for and operates a food to order dispensing business, specializing in Southern cuisine, with pick up and delivery, for the benefit of busy families, businesses, etc; that the appellant is seeking a Food Dispenser II license to allow for off-site catering; that all food for the off-site catering will still be prepared at the subject site; that the appellants will rent a van for the transportation of food to larger off-site catering engagements; that licensing requirements have caused the case to be filed; that off-site catering subordinate in scope to the principal food dispensing business maybe considered accessory to the principal food dispensing business at the 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

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

**MINUTES OF MEETING**

November 17, 1995

Cal. No. 341-95-A

be and it hereby is reversed and he is authorized to permit off-site catering as an accessory use only in conjunction with a retail food dispensing business in a 1-story brick building, on premises at 2304 E. 75th Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

**APPLICANT:** H.M.F. Inc. Auto Sales

**CAL. NO.** 342-95-A

**APPEARANCES FOR:** Masud A. Masud

**MAP NO.** 3-L

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
November 17, 1995

**PREMISES AFFECTED-** 1220 N. Cicero Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
JANUARY 19, 1996.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
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:** Emmanuel C. Mangalasseril

**CAL. NO.** 343-95-A

**APPEARANCES FOR:** Emmanuel C. Mangalasseril

**MAP NO.** 16-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

November 17, 1995

**PREMISES AFFECTED-** 6355 S. Western Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Emmanuel C. Mangalasseril, for Eugene Gordon, owner, on October 3, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit automobile electronics installation (MVR-Class 1) in conjunction with the retail sale of same in a 2-story brick building, in a B2-2 Restricted Retail District, on premises at 6355 S. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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 8.3-2."

and  
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 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 improved with a 2-story brick store building; that the appellant operates a business for the retail sale of car alarms, stereos, and audio equipment at the subject site; that the appellant is seeking Class 1 motor vehicle repair license for the installation only of automobile electronics at the subject site; that licensing requirements have caused the case to be filed; that the installation of automobile electronics in conjunction with the retail sale of same may be considered an accessory use to the retail operation; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit automobile electronics installation (MVR-Class I) as an accessory use only in conjunction with the retail sale of same in a 2-story brick building, on premises at 6355 S. Western 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:** Marion Baginski

**CAL. NO.** 344-95-A

**APPEARANCES FOR:** None

**MAP NO.** 7-J

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

November 17, 1995

**PREMISES AFFECTED-** 2890 N. Milwaukee Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

CASE DISMISSED FOR  
WANT OF PROSECUTION.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

**APPLICANT:** Willie J. Harlan

**CAL. NO.** 345-95-A

**APPEARANCES FOR:**

**MAP NO.** 2-K

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

November 17, 1995

**PREMISES AFFECTED-** 306 S. Kolmar Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
FEBRUARY 16, 1996.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
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:** Robert T. Clark

**CAL. NO.** 346-95-A

**APPEARANCES FOR:** Theodore Karavidas

**MAP NO.** 5-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 1056 W. Webster Avenue

November 17, 1995

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

**ACTION OF BOARD--**

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Robert T. Clark, owner, on September 20, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a retail chocolate shop (Vivante Chocolatier) in a 1-story brick non-conforming store building, in an R4 General Residence District, on premises at 1056 W. Webster Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 1, 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 November 17, 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 non-conforming store building; that the subject building was previously occupied by a restaurant; that on October 17, 1994, the Board sustained an appeal by the appellant to allow the establishment of a Gloria Jean's coffee house in the subject site building, in Cal. No. 41-94-A; that subsequently Gloria Jean's successor corporation, Brothers Gourmet Coffee of America, Inc, decided not to proceed with the project; that on October 17, 1995 the appellant and Gloria Jean's entered into a termination agreement which terminated the subject lease between the parties; that the current lessee of the premises, Vivante Chocolatier, proposes to primarily operate a franchise retail chocolate shop at the site although a limited number of pastries and beverages will be offered for sale in addition to a few tables for customer use; that no liquor will be served; that the chocolates will be made on the premises; that there was no intent to abandon the use of the subject premises for business use in that the appellant actively sought a business tenant for the building after the termination of the lease with Gloria Jean's; that the change of use from a coffee house business to a retail chocolate shop is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

**MINUTES OF MEETING**

November 17, 1995

Cal. No. 346-95-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 establishment of a retail chocolate shop (Vivante Chocolatier) in a 1-story brick non-conforming store building, on premises at 1056 W. Webster Avenue, upon condition that the hours of operation shall be limited to the hours between 9:00 A.M. and 9:00 P.M., daily; and that all applicable ordinances of the City of Chicago shall be complied with before a permit issued.

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

APPLICANT: Daniel Quigley

CAL. NO. 347-95-A

APPEARANCES FOR:

MAP NO. 11-K

APPEARANCES AGAINST:

MINUTES OF MEETING:

November 17, 1995

PREMISES AFFECTED- 4030 N. Kildare Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO  
FEBRUARY 16, 1996.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

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:** BBI Enterprises, Inc. d/b/a Top Shelf

**CAL. NO.** 303-93-S

**APPEARANCES FOR:** Reed Lee

**MAP NO.**

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
November 17, 1995

**PREMISES AFFECTED-** 660 N. Orleans Street

**SUBJECT-** Remand of the Circuit Court in BBI Enterprises Inc. v. Zoning Board of Appeals No. 93CH10018.

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED  
FOR STATUS TO  
DECEMBER 15, 1995.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
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:** Aunt Martha's Youth Service Center, Inc.

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

**APPEARANCES FOR:**

**MAP NO.** 32-B

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
November 17, 1995

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

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

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED  
FOR STATUS TO  
FEBRUARY 16, 1996.

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
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:** Logos Baptist Church

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

**APPEARANCES FOR:** Janette C. Wilson

**MAP NO.** 26-F

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

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

September 15, 1995 and  
November 17, 1995

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

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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, Logos Baptist Assembly, for Wanland & Assoc., owner, on July 24, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 420-seat church in a 1-story brick building, in a B4-1 Restricted Service District, on premises at 10825-33 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 24, 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 8.3-4, 8.4-1(1), 8.11-1(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on September 15, 1995 and November 17, 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 improved with a 1-story former store building occupied by a church; that the applicant proposes to establish a 420-seat church in the 1-story brick building at the subject site; that on May 20, 1994 the Board denied a similar request by the applicant in Cal. No. 123-94-S. that the proposed use is necessary for the public convenience at this location to meet the needs of its congregation and to provide community outreach services in the neighborhood; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which provides adequate on-site parking spaces; 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

**MINUTES OF MEETING**

September 15, 1995 and

November 17, 1995

Cal. No. 243-95-S

authorized to permit the establishment of a 420-seat church in a 1-story brick building, on premises at 10825-33 S. Halsted Street, upon condition that the on-site parking areas abutting the subject building to the north and south shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the parking areas shall be enclosed by a 6 feet high chain link fence, excepting the driveways; that lighting shall be provided; that striping shall be provided; that ingress and egress shall be from S. Halsted Street; that the driveways shall be constructed in accordance with applicable ordinances; that the alley abutting the site to the east shall not be used for ingress nor for egress; that the parking areas shall be securely locked at all times 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 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:** DJ & Sons, Inc.

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

**APPEARANCES FOR:** Conrad O. Duncker

**MAP NO.** 6-F

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

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

November 17, 1995

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

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION DENIED.

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, DJ & Sons, Inc., owner, on July 18, 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 5 private passenger automobiles, in an R3 General Residence District, on premises at 2616 S. Normal Avenue, to serve a factory located at 481 W. 26th Street, 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, Section 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 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 24.25' x 54.6' unimproved lot abutting an alley to the north; that there is a Commonwealth Edison electric wire pole and switch box between the alley and the proposed parking lot; that the applicant proposes to establish an off-site accessory parking lot for 5 automobiles to serve the employees of a factory located at 481 W. 26th Street; that no evidence was presented to indicate that the proposed use is necessary for the public convenience at the subject site; that the proximity of an electric wire pole and switch box and other electrical cables driven into the ground and running along the proposed parking area does not indicate that the public health, safety and welfare will be adequately protected in locating a parking lot at the subject site; that no evidence was presented to indicate that the establishment of the proposed parking lot will not cause substantial injury to the value of other property in the neighborhood; and that the proposed parking lot is not in the public interest at the subject site; it is therefore

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

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

**APPLICANT:** Ernesto Lopez

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

**APPEARANCES FOR:** Federico Trigo, Ernesto Lopez

**MAP NO.** 3-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

September 15, 1995

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

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

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION DENIED.

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, Ernesto Lopez, for Jose L. Lopez, owner, on July 26, 1995, filed an application 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 B4-2 Restricted Service District, on premises at 1503 N. Ashland Avenue, to satisfy the parking requirement for a billiard hall to be erected at 1445 N. Ashland 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, 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 November 17, 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 96' x 107.8' lot improved with a 1 and 2-story frame L-shape building in which tires are sold and installed; that there is a paved parking area located on the front of the building along N. Ashland Avenue; that the applicant proposes to establish an off-site accessory parking lot, with valet parking, at the site to satisfy the parking requirement for a billiard hall to be erected at 1445 N. Ashland Avenue; that the applicant's family operates the tire repair business at the subject site; that the applicant must provide 6 parking spaces to fulfill the parking requirement for the proposed billiard hall; that the Board finds that the proposed use of the subject site as a parking lot for the proposed billiard hall and for the existing retail tire sale and installation building constitutes a dual use of the site which requires a variation under the zoning ordinance pursuant to Section 11.7-4(3) of the ordinance and that the special use as proposed is not necessary for the public convenience at this location; that the public health, safety and welfare will not be adequately protected by the establishment of the proposed use at the subject site in that the dual use of the parking lot may create a lack of parking space availability for the proposed billiard hall whose hours of operation will be from 11 A.M. to 11 P.M. daily;

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

**MINUTES OF MEETING**

November 17, 1995

Cal. No. 250-95-S

that no evidence was presented that would indicate that the use of the parking lot as proposed to be operated will not cause substantial injury to the value of other property in the neighborhood; and that the use of the lot as proposed is not in the public interest at this site; it is therefore

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

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

**APPLICANT:** Virtuous Adolescent Home

**CAL. NO.** 156-95-S

**APPEARANCES FOR:**

**MAP NO.** 24-F

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 9523 S. Wentworth Avenue

November 17, 1995

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

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION WITHDRAWN UPON  
MOTION OF APPLICANT.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

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:** 6807 N. Lakewood Building L.L.C.

**CAL. NO.** 301-95-Z

**APPEARANCES FOR:**

**MAP NO.** 17-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
October 20, 1995

**PREMISES AFFECTED-** 6807-09 N. Lakewood Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION WITHDRAWN UPON  
MOTION OF APPLICANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

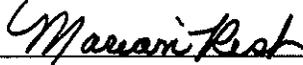
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

MINUTES OF MEETING

November 17, 1995

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

The motion prevailed and the Board adjourned to meet in regular meeting on December 15, 1995.

  
Secretary