

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

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

---

held in Room 569 County Building, 118 N. Clark Street, on Friday, September 19, 1997.

The following members were present and constituted a quorum:

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

**MINUTES OF MEETING**

September 19, 1997

Member Konstantelos moved that the Board approve the minutes of the proceedings of the regular meeting held on August 15, 1997 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Konstantelos, Martin, McCabe-Miele. 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**

**MINUTES OF MEETING**

September 19, 1997

Cal. No. 70-96-S

Thomas A. Horton III, for Fernwood Congregation of Jehovah's Witnesses, applicant, presented a written request for an extension of time in which to complete the required landscaping of an off-site accessory parking lot for 34 private passenger automobiles, on premises at 10108-10 S. Vincennes Avenue, to serve a church located at 10134 S. Vincennes Avenue, approved by the Board on March 15, 1996, in Cal. No. 70-96-S.

Mr. Horton stated that at time the applicant applied for necessary permits, it was informed that they needed a letter of credit in the sum of \$20,000 for landscaping before they could proceed any further. Raising funds for the letter of credit took longer than expected and the validity period for the special use granted by the Board expired. The church now has the letter of credit and the funds necessary to complete the parking lot improvement.

Chairman Spingola moved that the request be granted and the time for improving the off-site accessory parking lot at 10108-10 S. Vincennes Avenue be extended to March 15, 1998. The motion prevailed by yeas and nays as follows:

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

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

**APPLICANT:** Human Resources Development Institute, Inc. **CAL. NO.** 171-97-S  
**APPEARANCES FOR:** Emory Smith, John Riehecky **MAP NO.** 4-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
**PREMISES AFFECTED--** 2207 W. 18th Street **September 19, 1997**

**NATURE OF REQUEST--**Application for a special use under Article II of the zoning ordinance for the approval of the location and the establishment of a transitional residence for up to 30 adult males who are addicted to alcohol and other drugs in a 2-story brick building, in an R4 General Residence District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 18, 1997: and

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

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

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

That no alcohol or drugs shall be permitted at the site at any time;

That professional staff and security personnel shall be on site 24 hours daily;

(Additional conditions follow on page 51a.)

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

**MINUTES OF MEETING**

September 19, 1997

Cal. No. 171-97-S

That the granting of this special use runs only to the applicant herein and if said applicant vacates the subject property or transfers the transitional residence activity to another group or association the special use granted herein shall become null and void;

That any deviation from the specified use of the subject premises as a transitional residence for up to 30 adult males who are addicted to alcohol and other drugs, as stated by the applicant, shall cause the special use granted herein to immediately become null and void.

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

**APPLICANT:** Whiteco Outdoor Advertising **CAL. NO.** 180-97-A

**APPEARANCES FOR:** Robert J. Weber **MAP NO.** 3-F

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**

**PREMISES AFFECTED-** 21-31 W. Division Street July 18, 1997 and  
September 19, 1997

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

**ACTION OF BOARD--**

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Whiteco Outdoor Advertising for American National Bank, Tr. #91101, owner, on March 28, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing advertising billboard sign exceeding 100 sq.ft., in a B2-5 Restricted Retail District, on premises at 21-31 W. Division Street, due to its location within 250' of a Residence District; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 13, 1997, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.9 (7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on July 18, 1997 and September 19, 1997; and

WHEREAS, the district maps show that the premises is located in a B2-5 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B2-5 Restricted Retail District; that the subject site is improved with a 1-story brick store building on the southeast corner of Dearborn and Division Streets which is occupied by a Gap clothing store; that a Gap advertising sign is located on the roof of the aforesaid 1-story building; that in 1983, permit #ES 311603-6 was issued for the sign presently located at the subject site; that the appellant contends that a zoning department inspector visited 2131 W. Division Street, not 21-31 W. Division Street and that the permit issued for the billboard located at 21-31 W. Division Street erroneously states the address to be 2131 W. Division Street; that the appellant further contends that in their attempt to correct the error, the Office of the Zoning Administrator perceived it to be a request by the appellant for a new sign permit; that the Board finds that the subject advertising sign is a legal non-conforming use at the subject site, having been at the site prior to July 12, 1990 when the zoning ordinance was amended to provide that advertising signs which exceed 100 square feet shall not be located within 250 feet of a Residence District; that no violation of the zoning ordinance exists nor is contemplated and that appellant has established the basis of its appeal; it is therefore

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

**MINUTES OF MEETING**

September 19, 1997

Cal. No. 180-97-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it is hereby reversed and he is authorized to certify an existing advertising billboard sign exceeding 100 sq.ft., on premises at 21-31 W. Division 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:** The Lili Group V Ltd.

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

**APPEARANCES FOR:** Joel Brown

**MAP NO.** 1-I

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
September 19, 1997

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

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

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 27, 1997; and

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

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

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

That all stored materials shall be screened from the public right-of-way;

That all necessary permits are secured from the City of Chicago Department of Environment;

That the operation at all times shall be conducted in conformance with the performance standards established for the M2-2 District under the zoning ordinance.

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

**APPLICANT:** Benchwarmers, Inc., d/b/a Hi-Tops Cafe **CAL. NO.** 258-96-A

**APPEARANCES FOR:** Gary I. Wigoda, Michael Moses **MAP NO.** 9-G

**APPEARANCES AGAINST:** Ken Schmetterer, Steve Peck, Charles Holzner **MINUTES OF MEETING:**  
July 19, 1996, Oct. 18, 1996, Dec. 20, 1996,  
Feb. 21, 1997, April 18, 1997, June 20, 1997,  
Sept. 19, 1997.

**PREMISES AFFECTED-** 3551 N. Sheffield Avenue

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

**ACTION OF BOARD--**

APPEAL SUSTAINED AND THE DECISION OF THE ZONING ADMINISTRATOR REVERSED AND THE CEASE AND DESIST ORDER DATED FEBRUARY 6, 1996 IS NULL AND VOID.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
	X	
X		

**THE RESOLUTION;**

WHEREAS, Benchwarmers, Inc., d/b/a Hi-Tops Cafe, for Bank of Ravenswood, Tr. No. 25-9932, owner, on April 1, 1996, filed an appeal from the Zoning Administrator's order to cease and desist the operation of a tavern in the subject site building in that such use is illegal and contrary to the uses permitted in a B4-2 Restricted Service District, which use is alleged to be a permitted restaurant operation and not a tavern operation, on premises at 3551 N. Sheffield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 1, 1996, 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 meetings held on July 19, 1996, October 18, 1996, December 20, 1996, February 21, 1997, April 18, 1997, June 20, 1997, and September 19, 1997; 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 said use is located in a B4-2 Restricted Service District; that on February 6, 1996, the Zoning Administrator issued a cease and desist order to the appellant which stated that the use it was conducting in the premises at the subject site was a tavern operation in violation of the uses permitted in the B4-2 Restricted Service District; that the appellant is licensed to operate a restaurant at the subject site and is also licensed to serve alcoholic beverages with music and dancing in conjunction with the serving of food, uses permitted in the B4-2 District under Section 8.3-4 (34) of the zoning ordinance; that the appellant conducts its operation in the entire 1st floor and a portion of the 2nd floor of the 2-story brick building at the subject site; that a kitchen occupies about 25% of the floor space of the 1st floor; that the kitchen equipment consists of a 5' x 6' six burner gas stove with oven and a 4' x 6' grill and griddle, four pizza ovens, deep fryers, food warmers and microwave ovens, an 8' x 8' refrigerator, industrial dishwasher, meat slicer, sinks, large preparation table and a 35' long final preparation line for sauces, mixes and toppings that are put on the food just before it is served to the customer; that the kitchen is located at the rear of the premises; that the middle contains

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

**MINUTES OF MEETING**

July 19, 1996, Oct. 18, 1996,  
Dec. 20, 1996, Feb. 21, 1997,  
April 18, 1997, June 20, 1997,  
Sept. 19, 1997  
Cal. No. 258-96-A

a main dining area consisting of 42 to 45 tables and about 400-450 chairs; that between the dining area and the kitchen is a counter area with seating; that the front of the premises consists of a full bar with additional tables and chairs; that there is a raised area right off the main dining area which is the non-smoking area with three signs identifying same; that the 2nd floor area is generally used for private parties and contains a service bar and large screen television with dinners and buffets regularly offered; that during peak hours ten employees work in the kitchen consisting of six line cooks, a pizza man, a dishwasher and two expeditors with plates and silverware available for about 500 servings; that the hours of operation are from 11:00 A.M. until 2:00 A.M. daily and from 10:00 A.M. until 3:00 A.M. on Saturdays; that a full menu offering numerous types of meals is provided; that the kitchen is open during all hours of operation and meals may be ordered and eaten in all of the customer areas; that during peak days upwards of 1500 meals are served; that Sunday brunch is provided which offers various types of breakfast foods; that about 85% of all customers order meals and that about \$1,000,000 of food business was done in 1996; that the premises is decorated in a sports theme motif with numerous televisions throughout offering various sporting events including all Chicago Cubs and Bulls games and is located a short walking distance from the Cubs ballpark; that young persons are checked for ID's at the door but persons under 21 years old are admitted; that occasionally some of the dining area tables and chairs are removed to allow for dancing and other entertainment; and

WHEREAS, the Board finds the following: that the zoning ordinance contains no definition of "Restaurant" or "Tavern"; that Section 8.3-4 (34) permits Restaurants including live entertainment and dancing and that liquor may be served in conjunction to the serving of food as the principal activity; that taverns are not listed as a permitted use in the B4 districts; that the appellant provides a full service restaurant operation serving liquor in conjunction to the serving of food as the principal activity; that a kitchen occupies 25% of the 1st floor area; that the appellant has a full menu offering numerous types of meals and did a little over \$1,000,000 in food business in 1996; that upwards of ten persons prepare the food including 6 cooks; that the kitchen is open during all hours of operation and food prepared by a cook may be ordered and eaten in all of the customer areas; that upwards of 1500 meals are served during peak days and 85% of the customers order food; that the occasional live entertainment and dancing is specifically a permitted use in a restaurant in this district; that Hi-Tops Cafe is a modern day restaurant operation serving food and liquor to its customers with a heavy emphasis on sports entertainment and that while this type of restaurant operation may not fit the traditional concept of a family oriented restaurant, it is nevertheless a restaurant; and that the subject premises is used as a "restaurant" where food is regularly prepared and offered during all hours of operation and that serves liquor in conjunction to the serving of food as the principal activity and which includes live entertainment and dancing and that no violation of the zoning ordinance exists; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Zoning Administrator holding that the appellant is operating a tavern at the subject site premises is hereby reversed and the cease and desist order dated February 6, 1996 is null and void.

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

**APPLICANT:** Jerzy Kenar **CAL. NO.** 260-97-A

**APPEARANCES FOR:** Tom Murphy, Jerzy Kenar **MAP NO.** 3-H

**APPEARANCES AGAINST:** Susan Knapp, Denise Doppice, et al. **MINUTES OF MEETING:**

**PREMISES AFFECTED-** 1001 N. Wolcott Avenue September 19, 1997

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

**ACTION OF BOARD--**

**THE VOTE**

APPEAL DENIED AND THE DECISION OF THE OFFICE OF THE ZONING ADMINISTRATOR AFFIRMED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
X		

**THE RESOLUTION:**

WHEREAS, Jerzy Kenar, owner, on May 13, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a restaurant including incidental liquor service in a 2-story brick building, in an R4 General Residence District, on premises at 1001 N. Wolcott Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 21, 1997, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-4."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1997; and

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

WHEREAS, the Zoning Board of Appeal, 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 has been zoned residential since the inception of the first zoning ordinance in 1923; that the subject site is improved with two 2-story attached brick buildings identified as 1001 & 1003 N. Wolcott Avenue; that the buildings were formerly occupied by a non-conforming tavern providing entertainment and food service until sometime in 1995; that the appellant purchased the property in June, 1995; that the appellant was issued a building permit to remodel the property for use as a restaurant; that the appellant applied for a liquor license on July 31, 1995; that the appellant seeks to establish a restaurant with incidental liquor service at the subject site; that the appellant argues that the subject building had always contained a non-conforming tavern use, that the proposed use is a proper substitution of non-conforming use under Section 6.4-7, and that by the appellant's actions there was no intent to abandon the business use of the premises; that the Board finds that any business use of the subject premises since 1923 would have been a non-conforming use due to the properties's residential zoning; that Section 6.4-8 of Article 6 of the zoning ordinance establishes an amortization schedule for the eventual elimination of non-conforming business uses in all Residence Districts; that said section provides, in part, that any building or structure, all or substantially all of which is designed or intended for a use permitted only in a Business, Commercial or Manufacturing District, shall be removed or it shall be altered and converted

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

**MINUTES OF MEETING**

September 19, 1997

Cal. No. 260-97-A

to a building or structure designed for a use permitted in the district in which it is located within six months after the termination of the respective period of time in the schedule, in this case 60 years from the date of issuance of the building permit for the construction of either the whole structure or the initial building or initial part thereof, or 40 years after the effective date of the comprehensive amendment on June 27, 1957, whichever last occurs; that the subject site non-conforming building predates 1937; that as of June 27, 1997 the subject site building has been fully amortized; that the Board has no authority to permit a non-conforming business use in a non-conforming building that has reached its amortization termination date; 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:** The Universal Church  
**APPEARANCES FOR:** David Addis  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED--** 2800 W. Belmont Avenue

**CAL. NO.** 264-97-S

**MAP NO.** 9-I

**MINUTES OF MEETING**  
September 19, 1997

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a church in a 2-story brick building, in a C1-1 Restricted Commercial District.

**ACTION OF BOARD--**

APPLICATION WITHDRAWN  
UPON MOTION OF APPLICANT.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** The Universal Church

**CAL. NO.** 265-97-S

**APPEARANCES FOR:** David Addis

**MAP NO.** 9-1

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
September 19, 1997

**PREMISES AFFECTED--** 3220-22 N. California Avenue

**NATURE OF REQUEST-**Application under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 13 private passenger automobiles on leased land, in a C1-1 Restricted Commercial District, to fulfill the parking requirement for a proposed church in an existing building at 2800 W. Belmont Avenue.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION WITHDRAWN  
UPON MOTION OF APPLICANT.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** The Universal Church  
**APPEARANCES FOR:** David Addis  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED--** 3241 N. California Avenue

**CAL. NO.** 266-97-S

**MAP NO.** 9-I

**MINUTES OF MEETING**  
September 19, 1997

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the leasing of an existing parking lot, in an M1-1 Restricted Manufacturing District, to fulfill the parking requirement for a proposed church in an existing building at 2800 W. Belmont Avenue.

**ACTION OF BOARD--**

APPLICATION WITHDRAWN  
UPON MOTION OF APPLICANT.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: The Universal Church

CAL. NO. 267-97-Z

APPEARANCES FOR: David Addis

MAP NO. 9-1

APPEARANCES AGAINST: None

MINUTES OF MEETING  
September 19, 1997

PREMISES AFFECTED-- 3241 N. California Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an M1-1 Restricted Manufacturing District, an existing business's required parking spaces to be used collectively as required parking for a proposed church at 2800 W. Belmont Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN  
UPON MOTION OF APPLICANT.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Marc Culler

CAL. NO. 309-97-Z

APPEARANCES FOR: Marc Culler

MAP NO. 11-F

APPEARANCES AGAINST: None

MINUTES OF MEETING  
September 19, 1997

PREMISES AFFECTED-- 734 W. Bittersweet Place

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the establishment of a 9' x 19' accessory parking space in front of a 2½ story single family dwelling, whose front yard will be 6' instead of 13.2'.

ACTION OF BOARD--

VARIATION DENIED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 25, 1997; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 25' x 100' lot with no alley access and is improved with a 2 ½ story single-family dwelling; that the applicant seeks to establish a 9' x 19' accessory parking space in front of the existing single-family dwelling in the required 13.2' front yard; that no evidence was presented to indicate that the applicant cannot obtain a reasonable return on his property if permitted to be used only under the conditions allowed by the regulations in the district nor are there any unique circumstances that require the variation requested; that the applicant's parking situation is no different from that of other residents in the block; that the establishment of an accessory parking space in the front of the existing single-family dwelling would alter the front yard character of the block and would necessitate a curb cut which would eliminate a parking space on the street; 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:** Steve Leung **CAL. NO.** 310-97-A  
**APPEARANCES FOR:** Robert Hoy, Steve Leung **MAP NO.** 6-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
September 19, 1997  
**PREMISES AFFECTED-** 217 W. 23rd Place  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

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

**THE VOTE**

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

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

**THE RESOLUTION:**

WHEREAS, Steve Leung, for M.Y. Leung, owner, on July 2, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 3-story brick building as 8 dwelling units, in an R4 General Residence District, on premises at 217 W. 23rd Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 19, 1997, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.5-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the subject site is improved with a 3-story with English basement brick building built in the late 1890's; that the evidence presented indicates that the subject building has been occupied by 8 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 8 dwelling units provided the building is brought into conformance with applicable 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 3-story with English basement brick building as 8 dwelling units with no parking required, on premises at 217 W. 23rd Place, upon condition that the building is brought into compliance with 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:** Steve Leung

**CAL. NO.** 311-97-Z

**APPEARANCES FOR:** Robert Hoy, Steve Leung

**MAP NO.** 6-F

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
September 19, 1997

**PREMISES AFFECTED--** 217 W. 23rd Place

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of 2' wide open metal staircases along the east wall of a 3-story 8 dwelling unit building for use as emergency exits for the 2nd, 3rd and 4th floor units, whose east side yard will be 1.2' instead of 2.5'.

**ACTION OF BOARD--**

APPLICATION WITHDRAWN  
UPON MOTION OF APPLICANT.

**THE VOTE**

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** Edward G. Donley

**CAL. NO.** 312-97-Z

**APPEARANCES FOR:** Edward G. Donley

**MAP NO.** 9-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
September 19, 1997

**PREMISES AFFECTED--** 3239 N. Hoyne Avenue

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story single family dwelling, whose front yard will be 7' instead of 19.2'.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 25, 1997; and

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

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

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

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

**APPLICANT:** Valdir Barion Araujo **CAL. NO.** 313-97-Z  
**APPEARANCES FOR:** Paul Kolpak, Valdir Barion Araujo **MAP NO.** 7-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
September 19, 1997  
**PREMISES AFFECTED--** 1939 W. Diversey Parkway

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the legalization of a 2½-story frame 2 dwelling unit building which was constructed on a pre-existing foundation, whose front yard is 6.75' instead of 15' and whose east side yard is 1.2' instead of 2.5'.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 25, 1997; and

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

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

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

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

**APPLICANT:** Eric Fosse **CAL. NO.** 314-97-Z  
**APPEARANCES FOR:** David Reifman, Eric Fosse **MAP NO.** 11-H  
**APPEARANCES AGAINST:** Barbara Jenkins, et al. **MINUTES OF MEETING**  
September 19, 1997  
**PREMISES AFFECTED--** 1425 W. Cuyler Avenue

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2nd story 443 sq. ft. addition above the garage attached to the rear of a 3-story brick single family dwelling, whose east side yard will be 0.35' and whose west side yard will be 3' instead of 6.4' each, whose rear yard will be 26.93' instead of 30' and which addition will result in a 13% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

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

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 25, 1997; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 25' x 125' lot improved with a 3-story brick single-family dwelling with attached garage; that the applicant seeks to erect a 2nd story 443 sq. ft. addition above the garage attached to the rear of the existing single-family dwelling which will result in a 13% 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 applicant purchased the building in May, 1997 at which time included a 443 sq.ft. greenhouse in dilapidated condition on the roof of the attached brick garage building; that the applicant was issued permit #97-848896 to replace the existing structure at the rear of the building with a new structure approximately the same dimensions to be used as a family room; that subsequently a stop order was issued by the City; 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 the proposed addition is necessary to meet living space requirements of the applicant and his family; that the plight of the owner is due to unique circumstances in that the applicant commenced construction of the aforesaid addition in reliance upon the permit issued by the City; that the variation, if granted, will not alter the essential character of the locality in that the proposed addition follows existing building lines and will not impair an adequate supply of light and air to abutting residential properties; it is therefore

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

**MINUTES OF MEETING**

September 19, 1997

Cal. No. 314-97-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

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

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

**APPLICANT:** Chicago Capital Consultants, Inc.

**CAL. NO.** 315-97-Z

**APPEARANCES FOR:** John Malarky, Jeffery Gelman

**MAP NO.** 1-F

**APPEARANCES AGAINST:** Jerome S. Schain

**MINUTES OF MEETING**  
September 19, 1997

**PREMISES AFFECTED--** 400-20 W. Ontario Street

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in a B7-5 General Central Business District, the erection of a 17-story addition to the east side of an existing 7-story building all of which will contain retail space and accessory parking on the ground floor, accessory parking on floors 2 thru 5 and dwelling units on floors 6 thru 16, with no rear yard instead of 30' required for the residential portion of the building.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 25, 1997; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B7-5 General Central Business District; that the subject site is a 175' x 100' lot improved with a 7-story brick building and parking lot; that the applicant proposes to erect at the subject site a 17-story addition to the east side of the existing 7-story building all of which will contain retail space and accessory parking on the ground floor, accessory parking on floors 2 through 5 and dwelling units on floors 6 through 16; that the proposed development at the subject site will contain 96 dwelling units and approximately 150 parking spaces of which 10 spaces will be reserved for the retail tenants; 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 rear yard variation requested is necessary due to the existing building at 414 W. Ontario Street being built to the rear lot line; that the plight of the owner is due to unique circumstances in that the zoning ordinance requires a 30 foot rear yard for the residential portion of the development; that the proposed use will be compatible with the mixed business and residential improvements in the area and that the variation, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

(Conditions follow on page 9a.)

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

**MINUTES OF MEETING**

September 19, 1997

Cal. No. 315-97-Z

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

That 10 parking spaces shall be reserved for retail tenants and an additional 5 parking spaces shall be reserved for guest parking;

That the existing water tank located on the roof of the 7-story building at the site shall be removed.

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

APPLICANT: The Old Town School of Folk Music

CAL. NO. 316-97-S

APPEARANCES FOR: Scott Hargadon, Jim Hirsch

MAP NO. 11-H

APPEARANCES AGAINST: None

MINUTES OF MEETING  
September 19, 1997

PREMISES AFFECTED-- 2212 W. Sunnyside Avenue

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 45 private passenger automobiles, in a B5-2 General Service District, to satisfy the parking requirement for a theater/music school proposed in the Hild Library building located at 4536-46 N. Lincoln Avenue.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 25, 1997; and

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

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

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

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

That the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material 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; (Additional conditions follow on page 10a.)

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

**MINUTES OF MEETING**

September 19, 1997

Cal. No. 316-97-S

That the lot shall be enclosed with decorative wrought-iron type metal fencing with a gate at the entrance;

That striping and lighting which is directed away from residential properties shall be provided;

That ingress and egress shall be via the public alley abutting the site to the west provided a waiver of the alley barrier requirement is obtained by the City Council; that the alleys abutting the site to north and east shall not be used for ingress nor for egress;

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

That the applicant shall install landscaping as shown on the plan prepared by Wolff Associates, dated June 20, 1997;

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

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

APPLICANT: Dialysis Centers, Ltd.

CAL. NO. 317-97-S

APPEARANCES FOR: Patrick E. Brady, James Koch

MAP NO. 7-G

APPEARANCES AGAINST: None

MINUTES OF MEETING  
September 19, 1997

PREMISES AFFECTED-- 1349 W. Belmont Avenue

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 4 private passenger automobiles, in a B4-2 Restricted Service District, to serve a medical office at 1331 W. Belmont Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS. a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 25, 1997; and

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

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

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

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

That the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material 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; (Additional conditions follow on page 11a.)

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

**MINUTES OF MEETING**

September 19, 1997

Cal. No. 317-97-S

That a 5 feet high solid wood screening fence shall be provided along the west lot line from the rear of the adjoining building to the alley and along the south property line abutting the alley;

That striping and lighting shall be provided;

That ingress and egress shall be via W. Belmont Avenue; that the alley abutting the site to the south shall not be used for ingress nor egress;

That the W. Belmont Avenue driveway shall be constructed in accordance with applicable ordinances;

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

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

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

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

**APPLICANT:** Roger Bottalla **CAL. NO.** 318-97-S  
**APPEARANCES FOR:** Donald J. Vogel, Roger Bottalla **MAP NO.** 7-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
**PREMISES AFFECTED--** 3145 N. Western Avenue September 19, 1997

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an auto laundry (car wash) facility in conjunction with a new service station building, in a C1-2 Restricted Commercial District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 25, 1997; and

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

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

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

That ingress and egress shall be from driveways located on N. Clybourn Avenue and N. Western Avenue;

That the alley abutting the subject site shall not be used for ingress nor for egress;

( additional conditions follow on page 12a )

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

**MINUTES OF MEETING**

September 19, 1997

Cal. No. 318-97-S

That the driveways shall be constructed in accordance with applicable ordinances;

That landscaping shall be installed as shown on the landscape plan prepared by Warren Johnson Architects, Inc., dated August 28, 1997;

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

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

**APPLICANT:** Anthony G. Loukas

**CAL. NO.** 319-97-Z

**APPEARANCES FOR:** Maureen Pikarski, Anthony G. Loukas

**MAP NO.** 7-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
September 19, 1997

**PREMISES AFFECTED--** 3135 N. Clifton Avenue

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District (SD-7), the establishment of a 4th dwelling unit in the basement of a 3-story brick 3 dwelling unit building on the front of the lot and the renovation of the 2-story frame single family dwelling on the rear of the lot to include 3 interior parking spaces below the 2 stories, whose lot area is 4,470 sq. ft. instead of 4,500 sq. ft., with 4 parking spaces instead of 5, whose south side yard is 0.80' instead of 3.5', whose rear yard is 12' instead of 37.26' and which rear building will exceed 15' in height.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

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

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 25, 1997; and

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

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

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

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

**APPLICANT:** Christine Primbas

**CAL. NO.** 320-97-S

**APPEARANCES FOR:** Maureen Pikarski, John Bozich

**MAP NO.** 24-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
September 19, 1997

**PREMISES AFFECTED--** 1435 W. 95th Street

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed Dunkin Donuts / Baskin Robbins restaurant, in a B4-2 Restricted Service District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 25, 1997; and

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

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

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

That ingress to the drive-through facility shall be from a driveway located on W. 95th Street at the northwest corner of the site; that egress from the drive-through facility shall be via a driveway located at the northeast corner of the subject site onto W. 95th Street;

That the driveway located at the northeast corner of the site shall be constructed in accordance with applicable ordinances:

(Additional conditions follow on page 14a.)

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

**MINUTES OF MEETING**

September 19, 1997

Cai. No. 320-97-S

That lighted directional signs shall be erected at the established entrance and exit;

That there shall be no ingress nor egress via the public alley to the west;

That decorative wrought-iron type metal fencing shall be provided on the east and west lot lines; that a 6 foot high solid wood privacy fence shall be erected on the south lot line to screen the facility from abutting residential property;

That there shall be no overhead music speakers on the premises and that any music speakers installed on the premises shall be of a low level in-ground type;

That landscaping shall be installed as indicated on the site plan prepared by Peter G. Paraskis, dated September 19, 1997.

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

**APPLICANT:** Racine Congregation of Jehovah's Witnesses **CAL. NO.** 321-97-S  
**APPEARANCES FOR:** Gary I. Wigoda **MAP NO.** 16-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
September 19, 1997  
**PREMISES AFFECTED--** 7046 S. Halsted Street

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 200-seat church in a proposed 1-story building, in a C1-2 Restricted Commercial District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 25, 1997: and

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

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

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

That the on-site parking area located south of the proposed church building shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material 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;

(Additional conditions follow on page 15a.)

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

**MINUTES OF MEETING**

September 19, 1997

Cal. No. 321-97-S

That the subject site lot shall be enclosed by decorative wrought-iron type metal fencing including the gates at the driveways;

That striping and lighting shall be provided;

That ingress and egress shall be from S. Halsted Street and W. 71st Street; that the alley abutting the site to the west shall not be used for ingress nor for egress;

That the driveways shall be constructed in accordance with applicable ordinances;

That the applicant shall build in substantial conformance with the plan prepared by James D. Janning, dated June 10, 1997 and shall install landscaping as shown on the plan.

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

**APPLICANT:** Kent Knebelkamp

**CAL. NO.** 322-97-S

**APPEARANCES FOR:** Gary I. Wigoda, Kent Knebelkamp

**MAP NO.** 11-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
September 19, 1997

**PREMISES AFFECTED--** 2339 W. Montrose Avenue

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a dwelling unit below the 2nd floor in a proposed 4-story with a partial 5th story 4 dwelling unit building, in a B4-2 Restricted Service District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 25, 1997; and

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

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

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

That the fifth floor mezzanine of the proposed 4-dwelling unit building shall be setback a minimum of 21 feet from the front building line (i.e. front building wall) as shown on the plans prepared by WRZ Design Group, Inc., dated April 19, 1997.

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

**APPLICANT:** Elizabeth B. Surgi, D.V.M.

**CAL. NO.** 323-97-S

**APPEARANCES FOR:** Thomas J. Ryan, Elizabeth B. Surgi

**MAP NO.** 15-K

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
September 19, 1997

**PREMISES AFFECTED--** 4054 W. Peterson Avenue

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the expansion of an existing animal hospital in a 1-story building by the erection of a 1-story 7.67' x 9.33' addition at the southeast side and a 1-story 21.33' x 29.67' addition at the rear, in an M2-1 General Manufacturing District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 25, 1997; and

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

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

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

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

**APPLICANT:** Prairie District Lofts Limited Partnership **CAL. NO.** 324-97-S  
**APPEARANCES FOR:** Jack Guthman, Sheldon Baskin **MAP NO.** 4-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
September 19, 1997  
**PREMISES AFFECTED--** 1727 S. Indiana Avenue

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor in the renovation and expansion of an existing 4-story building which includes proposed 5th floor penthouses all of which will contain 17,000 sq. ft. of office space and 116 dwelling units, in a B4-5 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 25, 1997; and

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

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

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

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

**APPLICANT:** Prairie District Lofts Limited Partnership **CAL. NO.** 325-97-Z  
**APPEARANCES FOR:** Jack Guthman, Sheldon Basking **MAP NO.** 4-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
September 19, 1997  
**PREMISES AFFECTED--** 1727 S. Indiana Avenue

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-5 Restricted Service District, the renovation and expansion of an existing 4-story building which includes proposed 5th floor penthouses all of which will contain 17,000 sq. ft. of office space and 116 dwelling units, with one loading berth instead of two required.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 25, 1997; and

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

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

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

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

**APPLICANT:** 1728-1748 North Clybourn LLC

**CAL. NO.** 326-97-S

**APPEARANCES FOR:** Jack Guthman

**MAP NO.** 5-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
September 19, 1997

**PREMISES AFFECTED--** 1728-48 N. Clybourn Avenue

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor (accessory parking) in a proposed 5-story 52 dwelling unit condominium building, in a B1-4 Local Retail District.

**ACTION OF BOARD--**

CASE CONTINUED TO  
JANUARY 16, 1998.

**THE VOTE**

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** 1728-1748 North Clybourn LLC

**CAL. NO.** 327-97-Z

**APPEARANCES FOR:** Jack Guthman

**MAP NO.** 5-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
September 19, 1997

**PREMISES AFFECTED--** 1728-48 N. Clybourn Avenue

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-4 Local Retail District, the erection of a 5-story 52 dwelling unit condominium building, with no front yard instead of 12', whose side yards will be 1' each instead of 6.4' each and whose rear yard will be 3' instead of 30'.

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
JANUARY 16, 1998.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** Healthcare Alernative Sysems, Inc.

**CAL. NO.** 328-97-S

**APPEARANCES FOR:** Mary B. Koberstein, Marco Jacome

**MAP NO.** 5-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
September 19, 1997

**PREMISES AFFECTED--** 1866 N. Milwaukee Avenue

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional shelter for a maximum of 15\* homeless persons in a 2-story brick building, in an M1-2 Restricted Manufacturing District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 25, 1997: and

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

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

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

That no alcohol or drugs shall be permitted at the site at any time;

(Additional conditions follow on page 22a.)

\*Amended at the hearing.

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

**MINUTES OF MEETING**

September 19, 1997

Cal. No. 328-97-S

That professional staff personnel shall be on site 24 hours daily;

That the granting of this special use runs only to the applicant herein and if said applicant vacates the subject property or transfers the transitional shelter activity to another group or association the special use granted herein shall become null and void;

That any deviation from the specified use of the subject premises as a transitional shelter for 15 homeless persons, as stated by the applicant, shall cause the special use granted herein to immediately become null and void.

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

APPLICANT: Delores Secor

CAL. NO. 329-97-S

APPEARANCES FOR: Edward B. Miller

MAP NO. 1-H

APPEARANCES AGAINST: None

MINUTES OF MEETING  
September 19, 1997

PREMISES AFFECTED-- 2022-24 W. Madison Street

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a public fee parking lot (Class III) to be operated only during events held at the United Center, in a B3-3 General Retail District.

ACTION OF BOARD--

APPLICATION WITHDRAWN  
UPON MOTION OF APPLICANT.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** Delores Secor

**CAL. NO.** 330-97-S

**APPEARANCES FOR:** Edward B. Miller

**MAP NO.** 1-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
September 19, 1997

**PREMISES AFFECTED--** 2045 W. Warren Boulevard

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a public fee parking lot (Class III) to be operated only during events held at the United Center, in an R4 General Residence District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION WITHDRAWN  
UPON MOTION OF APPLICANT.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Delores Secor

CAL. NO. 331-97-Z

APPEARANCES FOR: Edward B. Miller

MAP NO. 1-H

APPEARANCES AGAINST: None

MINUTES OF MEETING  
September 19, 1997

PREMISES AFFECTED-- 2045 W. Warren Boulevard

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the establishment of a public fee parking lot with no front yard instead of 15 feet.

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN  
UPON MOTION OF APPLICANT.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Delores Secor

CAL. NO. 332-97-S

APPEARANCES FOR: Edward B. Miller

MAP NO. 1-H

APPEARANCES AGAINST: None

MINUTES OF MEETING  
September 19, 1997

PREMISES AFFECTED-- 2057-59 W. Warren Boulevard

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a public fee parking lot (Class III) to be operated only during events held at the United Center, in an R4 General Residence District.

ACTION OF BOARD--

APPLICATION WITHDRAWN  
UPON MOTION OF APPLICANT.

THE VOTE

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** Delores Secor

**CAL. NO.** 333-97-Z

**APPEARANCES FOR:** Edward B. Miller

**MAP NO.** 1-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
September 19, 1997

**PREMISES AFFECTED--** 2057-59 W. Warren Boulevard

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the establishment of a public fee parking lot with no front yard instead of 15 feet.

**ACTION OF BOARD--**

APPLICATION WITHDRAWN  
UPON MOTION OF APPLICANT.

**THE VOTE**

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** Delores Secor

**CAL. NO.** 334-97-S

**APPEARANCES FOR:** Edward B. Miller

**MAP NO.** 1-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
September 19, 1997

**PREMISES AFFECTED--** 2005 W. Washington Boulevard

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a public fee parking lot (Class III) to be operated only during events held at the United Center, in an R4 General Residence District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION WITHDRAWN  
UPON MOTION OF APPLICANT.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** Delores Secor

**CAL. NO.** 335-97-Z

**APPEARANCES FOR:** Edward B. Miller

**MAP NO.** 1-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
September 19, 1997

**PREMISES AFFECTED--** 2005 W. Washington Boulevard

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the establishment of a public fee parking lot with no front yard instead of 15 feet.

**ACTION OF BOARD--**

APPLICATION WITHDRAWN  
UPON MOTION OF APPLICANT.

**THE VOTE**

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** Delores Secor  
**APPEARANCES FOR:** Edward B. Miller  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED--** 2040 W. Monroe Street

**CAL. NO.** 336-97-S

**MAP NO.** 2-H

**MINUTES OF MEETING**  
September 19, 1997

**NATURE OF REQUEST-**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a public fee parking lot (Class III) to be operated only during events held at the United Center, in an R5 General Residence District.

**ACTION OF BOARD--**

APPLICATION WITHDRAWN  
UPON MOTION OF APPLICANT.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Delores Secor

CAL. NO. 337-97-Z

APPEARANCES FOR: Edward B. Miller

MAP NO. 2-H

APPEARANCES AGAINST: None

MINUTES OF MEETING  
September 19, 1997

PREMISES AFFECTED-- 2040 W. Monroe Street

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the establishment of a public fee parking lot with no front yard instead of 15 feet.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION WITHDRAWN  
UPON MOTION OF APPLICANT.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** Jean Lee

**CAL. NO.** 338-97-A

**APPEARANCES FOR:** None

**MAP NO.** 6-F

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

September 19, 1997

**PREMISES AFFECTED-** 2624 S. Normal 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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** Potomac Realty Group **CAL. NO.** 339-97-A  
**APPEARANCES FOR:** Vernon A. Kowal, Roland A Kowal **MAP NO.** 3-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
September 19, 1997  
**PREMISES AFFECTED-** 2156 W. Potomac Avenue  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

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

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

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

**THE RESOLUTION;**

WHEREAS, Potomac Realty Group, owner, on July 14, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the conversion of a non-conforming store to a dwelling unit for a total of 6 dwelling units in a 3-story brick building, in an R4 General Residence District, on premises at 2156 W. Potomac Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 14, 1997, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.3-4. 7.12-2."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 3-story brick building; that testimony presented indicates that the subject 3-story building has been occupied by 5 dwelling units since prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the appellant seeks to convert a non-conforming store to a dwelling unit for a total of 6 dwelling units; that the conversion of a non-conforming store to a dwelling unit is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that the appellant has a right to continue the occupancy of the subject building as 6 dwelling units provided the building is brought into compliance with all applicable building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the conversion of a non-conforming store to a dwelling unit for a total of 6 dwelling units, with no additional off-street parking required, in a 3-story brick building, on premises at 2156 W. Potomac Avenue, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all 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:** Sheila Ross McElroy **CAL. NO.** 340-97-A  
**APPEARANCES FOR:** Sheila Ross McElroy **MAP NO.** 4-K  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
September 19, 1997  
**PREMISES AFFECTED-** 4307 W. Cullerton Street  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

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

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

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

**THE RESOLUTION:**

WHEREAS, Sheila Ross McElroy, owner, on June 24, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 2-story brick building as 3 dwelling units, in an R3 General Residence District, on premises at 4307 W. Cullerton Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 12, 1997, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, 7.5-3, 7.12-1."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is to be located in an R3 General Residence District; that the subject site is improved with a 2-story with English basement brick building; that testimony presented indicates that the subject building has been occupied by three dwelling units since prior to the adoption of the 1942 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as three dwelling units provided the building is brought into conformance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of a 2-story brick building as 3 dwelling units with no additional off-street parking required, on premises at 4307 W. Cullerton Street, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Jesus Moran

**CAL. NO.** 341-97-A

**APPEARANCES FOR:** None

**MAP NO.** 8-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
September 19, 1997

**PREMISES AFFECTED-** 3120 S. Lituanica 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

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

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

**APPLICANT:** Eugenie Le **CAL. NO.** 342-97-A  
**APPEARANCES FOR:** Larry Sultan, Eugenie Le **MAP NO.** 13-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
September 19, 1997  
**PREMISES AFFECTED-** 4910 N. Spaulding Avenue  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

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

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

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

**THE RESOLUTION:**

WHEREAS, Eugenie Le, owner, on July 14, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 3-story brick building as 7 dwelling units, in an R4 General Residence District, on premises at 4910 N. Spaulding Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 7, 1997, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.5-4, 7.12-2 (9)."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the subject site is improved with a 3-story brick building; that the appellant seeks to deconvert the subject 3-story building from 8 to 7 dwelling units; that evidence presented indicates that the building was originally constructed as a 7 dwelling unit building 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 7 dwelling units provided the building is brought into conformance with all applicable building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of a 3-story brick building as 7 dwelling units with no additional off-street parking required, on premises at 4910 N. Spaulding Avenue, upon condition that the building is brought into compliance with 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:** Guillermo Garcia

**CAL. NO.** 343-97-A

**APPEARANCES FOR:** Guillermo Garcia

**MAP NO.** 3-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
September 19, 1997

**PREMISES AFFECTED-** 920 N. Wolcott Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

APPEAL SUSTAINED, IN PART,  
AND THE DECISION OF THE OFFICE  
OF THE ZONING ADMINISTRATOR  
REVERSED, IN PART.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPEAL DENIED, IN PART, AND  
THE DECISION OF THE OFFICE OF  
THE ZONING ADMINISTRATOR  
AFFIRMED, IN PART.

**THE RESOLUTION:**

WHEREAS, Guillermo Garcia, owner, on July 16, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 2-story brick building as 4 dwelling units and to permit a 2-story 19.5' x 18.5' addition to the rear, in an R4 General Residence District, on premises at 920 N. Wolcott Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 10, 1997, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.5-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the subject site is improved with a 2-story brick building; that the appellant seeks to legalize the use of the subject building as 4 dwelling units and to permit a 2-story 19.5' x 18.5' addition to the rear of the building; that evidence presented indicates that the building has been occupied as 4 dwelling units since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as 4 dwelling units provided the building is brought into compliance with building codes; that the Board finds that the 2-story 19.5' x 18.5' addition to the rear of the building constitutes an expansion of a non-conforming use which it has no authority to permit; it is therefore

**MINUTES OF MEETING**

September 19, 1997

Cal. No. 343-97-A

RESOLVED, that the appeal be and it hereby is sustained, in part, and the decision of the Office of the Zoning Administrator be and it hereby is reversed, in part, and he is authorized to certify the use of a 2-story brick building as 4 dwelling units, on premises at 920 N. Wolcott Avenue, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and be it further

RESOLVED, that the appeal be and it hereby is denied, in part, and the decision of the Office of the Zoning Administrator in refusing to permit a 2-story 19.5' x 18.5' addition to the rear be and it hereby is affirmed.

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

**APPLICANT:** Kingsley Ibeabuchi

**CAL. NO.** 344-97-A

**APPEARANCES FOR:** Kingsley Ibeabuchi

**MAP NO.** 20-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
September 19, 1997

**PREMISES AFFECTED-** 1153 W. 79th Street

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

**ACTION OF BOARD--**

**THE VOTE**

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

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

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

**THE RESOLUTION:**

WHEREAS, Kingsley Ibeabuchi, for Wolen-Levin, Inc., owner, on July 2, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a hair braiding beauty salon in a 3-story brick multi-store building, in a B2-1 Restricted Retail District, on premises at 1153 W. 79th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 27, 1997, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1997; and

WHEREAS, the district maps show that the premises is located in a B2-1 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 B2-1 Restricted Retail District; that the subject site is improved with a 3-story brick, multi-store and apartment building; that testimony presented indicates that the subject store premises was previously occupied by a licensed barber and beauty shop, which use ceased operation in 1996; that the appellant seeks to establish a hair braiding beauty salon in the subject store premises; that the change of use from a barber and beauty shop to a hair braiding beauty salon is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a hair braiding beauty salon in a 3-story brick multi-store and apartment building on premises at 1153 W. 79th Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Monday through Thursday, 9 A.M. and 8 P.M., Friday and from 9 A.M. to 6 P.M., Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

**APPLICANT:** Deborah Gram

**CAL. NO.** 345-97-A

**APPEARANCES FOR:** Deborah Gram

**MAP NO.** 19-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
September 19, 1997

**PREMISES AFFECTED-** 2312 W. Touhy Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

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

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

	AFFIRMATIVE	NEGATIVE	ADSENT
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		

**THE RESOLUTION:**

WHEREAS, Deborah Gram, for Bob Williamson, owner, on July 2, 1997, 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 1-story brick multi-store building, in a B2-2 Restricted Retail District, on premises at 2312 W. Touhy Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 2, 1997, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1997; 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 brick multi-store building; that the appellant proposes to establish a beauty salon, a B4 use, in the subject store premises; that the store premises was previously occupied as a ventilation business, a C use; that the change of use from a ventilation business to a beauty salon is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists not is contemplated; 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 beauty salon in a 1-story brick multi-store building, on premises at 2312 W. Touhy Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Monday, Wednesday, and Saturday and between 9 A.M. and 8 P.M., Thursday and Friday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

**APPLICANT:** Mireille A. Lozes **CAL. NO.** 346-97-A  
**APPEARANCES FOR:** Mireille A. Lozes, Ruth Sibrava **MAP NO.** 5-M  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
September 19, 1997  
**PREMISES AFFECTED-** 6268 W. North Avenue  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

APPEAL DENIED AND THE  
 DECISION OF THE OFFICE  
 OF THE ZONING ADMINISTRATOR  
 AFFIRMED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

**THE RESOLUTION:**

WHEREAS, Mireille A. Lozes, for Midwest Mgmt. Group, Inc., owner, on June 23, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon offering hair braiding, weaving and shampoo in a 1-story brick non-conforming store building, in an R2 Single-Family Residence District, on premises at 6268 W. North Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 20, 1997, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the subject site is improved with a 1-story brick store building; that on June 10, 1996, the City Council rezoned the subject site from B2-1 Restricted Retail to R2 Single-Family Residence; that the appellant seeks to establish a beauty shop offering hair braiding, weaving and shampoo at the subject site; that under Section 7.3-2 of the zoning ordinance a beauty shop is not a permitted use in an R2 Single-Family Residence District; that the Board has no authority under Section 7.3-2 of the zoning ordinance to permit the use requested at the subject 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:** Alberto Tapia  
**APPEARANCES FOR:** Alberto Tapia  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED-** 2719 W. 43rd Street  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**CAL. NO.** 347-97-A  
**MAP NO.** 10-I  
**MINUTES OF MEETING:**  
 September 19, 1997

**ACTION OF BOARD--**

**THE VOTE**

APPEAL DENIED AND THE  
 DECISION OF THE OFFICE  
 OF THE ZONING ADMINISTRATOR  
 AFFIRMED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

**THE RESOLUTION:**

WHEREAS, Alberto Tapia, owner, on July 2, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a photography studio in a 1-story brick non-conforming store building, in an R3 General Residence District, on premises at 2719 W. 43rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 13, 1997, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the subject site is improved with a 1-story brick non-conforming store building; that the subject building was previously occupied as a photography studio, which use ceased operation September, 1996; that the appellant purchased the subject property in September of 1996; that on November 7, 1996, the City Council rezoned the subject site from B2-1 Restricted Retail to R3 General Residence; that the appellant now seeks to establish a graphics printing business, a B4 use, in the subject non-conforming store building; that under Section 7.3-3 of the zoning ordinance a graphics printing business is not a permitted use in an R3 General Residence District; that under Section 7.3-3 and 6.4-7 of the zoning ordinance the Board has no authority to permit the establishment of the requested use in the existing non-conforming store premises; 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:** Lloyd Johnson **CAL. NO.** 348-97-A  
**APPEARANCES FOR:** Lloyd Johnson **MAP NO.** 2-I  
**APPEARANCES AGAINST:** Susan Cottrell **MINUTES OF MEETING:**  
September 19, 1997  
**PREMISES AFFECTED-** 2925 W. Jackson Boulevard  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

APPEAL DENIED AND THE  
 DECISION OF THE OFFICE  
 OF THE ZONING ADMINISTRATOR  
 AFFIRMED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

**THE RESOLUTION:**

WHEREAS, Lloyd Johnson, for Steve Fox, owner, on July 8, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a Motor Vehicle Repair shop in the garage portion of a 1 and 2-story brick garage and apartment building, in an R4 General Residence District, on premises at 2925 W Jackson Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 8, 1997, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject ste is improved with a 1 and 2-story brick garage and apartment building; that that on May 21, 1982, the Board sustained an appeal permitting the establishment of an automobile repair shop at the subject site, in Cal. No 134-82-A; that the aforesaid automobile repair shop business ceased operation in 1995; that under Section 6.4-5 of the zoning ordinance a building, structure or portion thereof, all or substantially all of which is designed or intended for a use which is not permitted in the district in which it is located, which is or hereafter becomes vacant and remains unoccupied or is not used for a continuous period of one year, shall not thereafter be occupied or used except by a use which conforms to the use regulations of the district in which it is located; that under Sections. 7.3-4 and 6.4-5 of the zoning ordinance the Board has no authority to permit the use requested; it is therefore

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

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

**APPLICANT:** George M. Chriasziz

**CAL. NO.** 349-97-A

**APPEARANCES FOR:** Thomas Shero, George M. Chriasziz

**MAP NO.** 11-K

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
September 19, 1997

**PREMISES AFFECTED-** 4636 N. Pulaski Road

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

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
OCTOBER 17, 1997.

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

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

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

**APPLICANT:** Muslin Community Center **CAL. NO.** 350-97-A  
**APPEARANCES FOR:** Jamil Khoushie **MAP NO.** 11-K  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
September 19, 1997  
**PREMISES AFFECTED-** 4380 N. Elston Avenue  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

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

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

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

**THE RESOLUTION:**

WHEREAS, Muslim Community Center, owner, on July 1, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an elementary school in conjunction with an existing community center in a 1 and 2-story brick building, in a C1-2 Restricted Commercial District, on premises at 4380 N. Elston Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 21, 1997, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 9.3-1, 9.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposes use is to be located in a C1-2 Restricted Commercial District; that the subject site is improved with a 1 and 2-story brick building occupied by a Mosque and a community center; that the appellant seeks to establish at the subject site an elementary school consisting of grades K-5, with a minimum of 25 students per class; that the classrooms would occupy space on the 2nd floor of the subject building; that the classes will be held from 7:30 A.M. to 3:30 P.M. Monday through Friday, from September to June; that the proposed elementary school will occupy less than half of the subject building and is subordinate in scope to the Muslim religious activity and existing community center activities at the site and is an accessory to the principal Mosque and community center use; 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 granted and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an elementary school consisting of grades K-5 as an accessory use only in conjunction with an existing community center in a 1 and 2-story brick building, on premises at 4380 N. Elston 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: Donald J. Vogel, Esq.

CAL. NO. 443-96-A

APPEARANCES FOR: None

MAP NO. 13-H

APPEARANCES AGAINST:

MINUTES OF MEETING:  
September 19, 1997

PREMISES AFFECTED- 1776 W. Berwyn Avenue

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

ACTION OF BOARD--

**THE VOTE**

APPEAL WITHDRAWN UPON  
MOTION OF APPELLANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** Nirmaal S. Singha, Jaiddev S Bhattal & Gurcharn S Jhaj **CAL. NO.** 444-96-S

**APPEARANCES FOR:** None **MAP NO.** 13-H

**APPEARANCES AGAINST:** **MINUTES OF MEETING**  
September 19, 1997

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

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

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION WITHDRAWN UPON  
MOTION OF APPLICANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** Nirmal S. Singha, Jaiddev S. Bhattal & Gurcharn S. Jhaj **CAL. NO.** 445-97-Z

**APPEARANCES FOR:** None **MAP NO.** 13-H

**APPEARANCES AGAINST:** **MINUTES OF MEETING**  
September 19, 1997

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

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

**ACTION OF BOARD-**

**THE VOTE**

APPLICATION WITHDRAWN UPON  
MOTION OF APPLICANT.

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

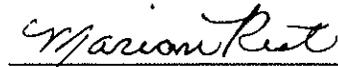
AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**MINUTES OF MEETING**

September 19, 1997

MemberMcCabe-Miele moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting October 17, 1997.

  
Secretary