

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

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

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held in Room 569 County Building, 118 N. Clark Street, on Friday, October 17, 1997.

The following members were present and constituted a quorum:

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

**MINUTES OF MEETING**

October 17, 1997

Member Martin moved that the Board approve the minutes of the proceedings of the regular meeting held on September 19, 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.

**MINUTES OF MEETING**

October 17, 1997

Cal. No.39-97-S and

Cal No. 40-97-S

Bishop Larry D. Trotter, for Sweet Holy Spirit Full Gospel Baptist Church, applicant, presented a written request to amend two of the four resolutions approved by the Board on January 17, 1997, which authorized the establishment of a 1,668-seat church in a 1-story brick building at 8639 S. South Chicago Avenue, in Cal. No. 37-97-S, and three off-street accessory parking lots totaling 139 parking spaces at 8601, 8610 and 8670 S. South Chicago Avenue to fulfill the parking requirement for said church, in Cal. No's 38-97-S, 39-97-S and 40-97-S, respectively; that the 8610 and 8670 parking lots were approved for the leasing of existing parking lots, in Cal. No's 39-97-S and 40-97-S.

Bishop Trotter stated that at present, Sweet Holy Spirit Full Gospel Baptist Church is leasing the aforesaid parking lots from the South East Alcohol and Drug Abuse Center (SEADAC), and that as lessee, the requirement to comply with applicable provisions of the Chicago Landscape Ordinance, as stated in the resolutions issued by the Board in Cal. Nos. 39-97-S and 40-97-S, is an undue financial burden upon the church which causes a set back in the completion of the proposed church building at 8639 S. South Chicago Avenue, and therefore requests that the resolutions in Cal. Nos 39-97-S and 40-97-S be amended to delete the Chicago Landscape Ordinance compliance requirement.

Chairman Spingola moved that the request to amend Cal. No's 39-97-S and 40-97-S by deleting the provision "that all applicable provisions of the Chicago Landscape Ordinance shall be complied with" from said resolutions as stated on pages 64 and 66 of the minutes of the meeting be granted.

The motion prevailed by yeas and nays as follows:

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

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

**APPLICANT:** George M. Chriasziz

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

**APPEARANCES FOR:** Thomas F. Shero

**MAP NO.** 11-K

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
October 17, 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  
NOVEMBER 21, 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:** Rosendo Salazar

**CAL. NO.** 351-97-Z

**APPEARANCES FOR:** Rosendo Salazar

**MAP NO.** 8-J

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**

October 17, 1997

**PREMISES AFFECTED--** 3201 S. Pulaski Road

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-1 Local Retail District, the erection of a 17.5' x 20' store addition at the southwest corner of a 1-story brick store and one dwelling unit building, with no provision for a 20' x 20' transitional front yard as required when adjacent to an R3 General Residence District .

**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 October 17, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 29, 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:** Dee Smith **CAL. NO.** 352-97-Z  
**APPEARANCES FOR:** Dee Smith **MAP NO.** 3-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
**PREMISES AFFECTED--** 1401 N. Mohawk Street **October 17, 1997**

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3rd floor 20.4' x 26.9' addition to a 2½ story brick 2 dwelling unit building on the front of the lot additionally improved with a 2-story coach house on the rear of the lot, whose north side yard will be 0.93' instead of 2.4' and which addition will result in a 15% (548 sq. ft.) increase in the amount of floor area existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 17, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 29, 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:** Edward J. Jarger  
**APPEARANCES FOR:** Edward J. Jarger  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED--** 6118 W. Grace Street

**CAL. NO.** 353-97-Z  
**MAP NO.** 9-M  
**MINUTES OF MEETING**  
 October 17, 1997

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2nd story 24.92' x 38' addition to a 1-story brick single family dwelling, whose west side yard will be 2.38' and whose east side yard will be 5.66' instead of combined side yards of 9.9' and neither side yard less than 3' and whose maximum floor area ratio will be 0.56 instead of 0.50.

**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 October 17, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 29, 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:** Frank & Mary Frances Brumfield **CAL. NO.** 354-97-Z  
**APPEARANCES FOR:** Joseph P. Gattuso, Frank & Mary Brumfield **MAP NO.** 7-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
 October 17, 1997  
**PREMISES AFFECTED--** 1238 W. Montana Street

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of dormer, bay window and entry area additions to a 3-story frame single family dwelling, whose front yard will be 16.74' instead of 22.5', whose west side yard will be 0.97' instead of 6.65' and which additions will result in a 14% (638 sq. ft.) increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 17, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 29, 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:** Patricia A. Craig **CAL. NO.** 355-97-Z  
**APPEARANCES FOR:** Maureen Pikarski, Patricia A. Craig **MAP NO.** 9-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
**PREMISES AFFECTED--** 1753 W. Cornelia Avenue October 17, 1997

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the dormering of the attic of a 2½ story frame 2 dwelling unit building, whose front yard will be 14.83', whose east side yard will be 2.99' and whose west side yard will be 1.21' instead of 20' and 7.17' each, respectively, and which dormering will result in a 10% (445 sq. ft.) increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance.

**ACTION OF BOARD--**

**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 October 17, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 29, 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:** Leona's

**CAL. NO.** 356-97-S

**APPEARANCES FOR:**

**MAP NO.** 26-I

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**

October 17, 1997

**PREMISES AFFECTED--** 11050 S. Western Avenue

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 28 private passenger automobiles, in a B4-1 Restricted Service District, to serve a restaurant at 11060 S. Western Avenue.

**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:** 1233 Adams Property L.P.

**CAL. NO.** 357-97-S

**APPEARANCES FOR:** William J. Hennessy

**MAP NO.** 2-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
October 17, 1997

**PREMISES AFFECTED--** 1234 W. Adams Street

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 42 private passenger automobiles, in an M1-3 Restricted Manufacturing District, to serve personnel of an existing police station located at 1201 W. Monroe Street.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 17, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 29, 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 subject lot shall be used solely for the parking of private passenger automobiles belonging to personnel of an existing police station at 1201 W. Monroe Street and that no commercial vehicles shall be parked upon said lot at any time;

(Additional conditions follow on page 9a.)

**MINUTES OF MEETING**

October 17, 1997

Cal. No.357-97-S

That the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer;

That decorative wrought-iron type metal fencing shall be provided on the north, west and south lot lines, excepting the driveway;

That lighting and striping shall be provided;

That ingress to and egress from the parking lot shall be from W. Adams Street; that the alley abutting the site to the north shall not be used for ingress nor for egress;

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

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 parking lot 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:** John Ruffin

**CAL. NO.** 358-97-S

**APPEARANCES FOR:** Donald Hodgkinson

**MAP NO.** 4-J

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
October 17, 1997

**PREMISES AFFECTED--** 1456-58 S. Hamlin 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 13 private passenger automobiles, in an R4 General Residence District, to satisfy the parking requirement for 13 dwelling units in an existing building located at 1451-53 S. Avers Avenue.

**ACTION OF BOARD--**

CASE CONTINUED TO  
DECEMBER 19, 1997.

**THE VOTE**

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** John Ruffin

**CAL. NO.** 359-97-Z

**APPEARANCES FOR:** Donald Hodgkinson

**MAP NO.** 4-J

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**  
October 17, 1997

**PREMISES AFFECTED--** 1456-58 S. Hamlin Avenue

**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 an off-site accessory parking lot for 13 private passenger automobiles, whose front yard will be 5 feet instead of 15 feet.

**ACTION OF BOARD--**

CASE CONTINUED TO  
DECEMBER 19, 1997.

**THE VOTE**

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Centrum Properties, Inc.

CAL. NO. 360-97-Z

APPEARANCES FOR: Langdon Neal, Art Slavin

MAP NO. 4-E

APPEARANCES AGAINST: None

MINUTES OF MEETING  
October 17, 1997

PREMISES AFFECTED-- 1826-44 S. Michigan Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the conversion of an existing 3-story building to 27 dwelling units and the erection of 15 townhouse dwelling units, with no front yard and no rear yard instead of 15' and 30', respectively, and with no provision for one required 10' x 25' loading berth.

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 October 17, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 29, 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 applicant proposes to rehab an existing 3-story building into 27 loft dwelling units and to construct 15 townhouse dwelling units at the subject site; that exterior courtyard parking spaces will be provided; that the existing 3-story building and the new townhouse units will be connected on the west side of the site by bicycle storage areas; that no evidence was presented that would indicate that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in this district; that no evidence was presented that would indicate that the plight of the owner is due to any unique hardship or circumstance; that the Board finds that the developed as presented constitutes an overbuilding of the subject lot; 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:** Chedo Karanikic **CAL. NO.** 361-97-S  
**APPEARANCES FOR:** John A. Fritchey, Chedo Karanikic **MAP NO.** 3-G  
**APPEARANCES AGAINST:** Nick Staikos **MINUTES OF MEETING**  
October 17, 1997  
**PREMISES AFFECTED--** 1256 W. Chicago Avenue

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of dwelling units on the ground floor in a proposed 3-story 6 dwelling unit townhouse building, in a B4-2 Restricted Service District.

**ACTION OF BOARD--**

APPLICATION 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 October 17, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 29, 1997; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the subject site is a 48' x 122.5' vacant lot formerly occupied as a parking lot; that the applicant proposes to establish dwelling units on the ground floor in a proposed 3-story 6-dwelling unit townhouse building at the subject site, with a companion application, Cal. No. 362-97-Z, seeking front, east side yard and rear yard variations; that on July 21, 1995, the Board approved the special use application of Bernard Berry and Nicholas Patete for the establishment of dwelling units on the ground floor of a proposed 3-story 6-dwelling unit building and the companion application seeking front yard, east side yard and rear yard variations, at the subject site, in Cal. Nos. 186-95-S and 187-95-Z, respectively; that on May 16, 1997, the Board granted an extension of time until August 18, 1997 to Bernard Barry, Nicholas Patete and the applicant in the instant cases, Chedo Karanikic, as contract purchaser of the subject property, in order to obtain necessary building permits for the aforesaid residential project; that the Board finds in the instant case that four driveways are proposed on N. Elizabeth Street that will eliminate street parking spaces; that no evidence was presented that would indicate that the establishment of dwelling units on the ground floor of the proposed residential development is necessary for the public convenience at the subject site; that no evidence was presented to indicate that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use; it is therefore

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

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

**APPLICANT:** Chedo Karanikic **CAL. NO.** 362-97-Z  
**APPEARANCES FOR:** John A. Fritchey, Chedo Karanikic **MAP NO.** 3-G  
**APPEARANCES AGAINST:** Nick Staikos **MINUTES OF MEETING**  
**PREMISES AFFECTED--** 1256 W. Chicago Avenue **October 17, 1997**

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 3-story 6 dwelling unit townhouse building, whose front yard will be 2', whose east side yard will be 1.5', and with no rear yard instead of 14.7', 4.8' and 30', respectively.

**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 October 17, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 29, 1997; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the subject site is a 48' x 122.5' unimproved lot previously occupied by a parking lot; that on October 17, 1997, in Cal. No. 361-97-S, the Zoning Board of Appeals denied the applicant's request for approval of the establishment of dwelling units below the 2nd floor in a proposed 3-story 6 dwelling unit townhouse building at the subject site finding that the proposed use was not necessary for the public convenience at the subject site and that the public health, safety and welfare will not be adequately protected ; that the denial by the Zoning Board of Appeals of the applicant's special use application negates the need for the yard variations requested in the instant application; 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:** Michael Pomerantz & \*Oakdale Condominium Association  
**APPEARANCES FOR:** John A. Fritchey. Michael Pomerantz  
**APPEARANCES AGAINST:**  
**PREMISES AFFECTED--** 455 W. Oakdale Avenue

**CAL. NO.** 363-97-Z  
**MAP NO.** 7-F  
**MINUTES OF MEETING**  
October 17, 1997

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4th level 40.5' x 32.77' addition with a 17.17' x 6.1' balcony, a 4' x 8' bay and an open roof deck to a 3-story brick 17 dwelling unit building, whose north front yard will be 8.9' instead of 15' and which additions will result in a 4% (1,258 sq. ft.) increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance.

**ACTION OF BOARD--**

CASE CONTINUED TO  
NOVEMBER 21, 1997.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

\*Amended at hearing.

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

**APPLICANT:** Chicago Sunni Muslim Society

**CAL. NO.** 364-97-S

**APPEARANCES FOR:** Thomas Thorson

**MAP NO.** 3-J

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**

October 17, 1997

**PREMISES AFFECTED--** 5400 N. Kedzie Avenue

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 60-seat church on the 1st floor of a 2-story brick building, in a C1-2 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:** Paul E. Marks **CAL. NO.** 365-97-Z  
**APPEARANCES FOR:** Paul D. Dincin, Paul E. Marks **MAP NO.** 3-H  
**APPEARANCES AGAINST:** Darlene Pavlik **MINUTES OF MEETING**  
October 17, 1997  
**PREMISES AFFECTED--** 1243 N. Wolcott Street

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 4th story addition and rear 4-story open porch and deck to a 3-story brick building all of which will contain accessory parking on the ground floor and 6 dwelling units above, whose front yard will be 8.5', with no north side yard and whose south side yard will be 3' and whose rear yard will be 4.6' instead of 13.17', 5' each and 30', respectively, and which addition will result in an 11% 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
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 October 17, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 29, 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:** George Menning **CAL. NO.** 366-97-S  
**APPEARANCES FOR:** Gary I. Wigoda. George Menning **MAP NO.** 9-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
October 17, 1997  
**PREMISES AFFECTED--** 3835 N. Ashland Avenue

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor in a proposed 4-story 9 dwelling unit building, in a B4-2 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
	X	

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 17, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 29, 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:** George Menning **CAL. NO.** 367-97-Z  
**APPEARANCES FOR:** Gary I. Wigoda, George Menning **MAP NO.** 9-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
October 17, 1997  
**PREMISES AFFECTED--** 3835 N. Ashland Avenue

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 4-story 9 dwelling unit building, whose front yard will be 12', whose north side yard will be 4' and whose south side yard will be 2' instead of 15' and 5' each, respectively, and whose lot area is 7,753 sq. ft. instead of 8,100 sq. ft. (4% reduction).

**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 October 17, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 29, 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 on October 17, 1997, in Cal. No. 366-97-S, the Zoning Board of Appeals approved the applicant's request for approval of the establishment of dwelling units below the 2nd floor in a proposed 4-story 9-dwelling unit building, at the subject site; 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: Joseph Freed and Associates, Inc.

CAL. NO. 368-97-S

APPEARANCES FOR: Gary I. Wigoda, Greg Glass

MAP NO. 2-G

APPEARANCES AGAINST: None

MINUTES OF MEETING  
October 17, 1997

PREMISES AFFECTED-- 841-43 W. Adams 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 dwelling units below the 2nd floor (accessory parking) in the conversion of the use of a 7-story brick building to 66 dwelling units, in a B4-5 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 October 17, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 29, 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 a minimum of 4 on-site parking spaces shall be designated as guest parking spaces.

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

**APPLICANT:** Paramount Homes **CAL. NO.** 369-97-S  
**APPEARANCES FOR:** Gary I. Wigoda, Bruce Fogelson **MAP NO.** 7-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
**PREMISES AFFECTED--** 2814-16 N. Sheffield Avenue October 17, 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 2 dwelling units on the ground floor of an existing 4-story brick building all of which will contain 8 dwelling units and commercial space, in a B4-4 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 October 17, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 29, 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:** Dan Lassman **CAL. NO.** 370-97-Z  
**APPEARANCES FOR:** Gary I. Wigoda, Dan Lassman **MAP NO.** 1-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
October 17, 1997  
**PREMISES AFFECTED--** 1521 W. Superior Street

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 15' x 21.4' attic dormer addition to the 3½ story brick and frame building on the rear of the lot all of which will be used as a single family dwelling on a lot additionally improved with a 3-story brick apartment building on the front of the lot, which addition will be located in the required side and rear yards and will result in a 5% (322 sq. ft.) increase in the amount of floor area existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance.

**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 October 17, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 29, 1997: and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the subject site is a 25.03' x 123' lot improved with a pre-existing legal non-conforming 3 ½ story brick and frame building on the rear of the lot and a 3-story brick 6-dwelling unit building on the front of the lot; that the applicant seeks to erect a 15' x 21.4' attic dormer addition to the rear 3 ½ story building in the conversion of 3 ½ story building which presently contains 3 dwelling units to a single-family dwelling with interior ground floor parking; that the proposed single-family dwelling is to be occupied by the applicant's son but that in the future it will be a rental property; that no evidence was presented that would indicate that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in this district; that no evidence was presented that would indicate that the plight of the owner is due to any unique hardship or circumstance; that the granting of the requested variations would alter the essential character of the locality in that the proposed addition to the existing rear 3 ½ story building would increase the floor area and constitutes an expansion of an existing relatively high non-conforming building; 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:** Anixter Center

**CAL. NO.** 371-97-Z

**APPEARANCES FOR:** Gary I. Wigoda, Paul Finnell

**MAP NO.** 9-J

**APPEARANCES AGAINST:** Michael A. Wojcik, Darlene Pavlik

**MINUTES OF MEETING**  
October 17, 1997

**PREMISES AFFECTED--** 3450 N. Avondale 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 1-story with mechanical mezzanine Family Community Home for not more than eight residents on a triangular lot, with no east front yard, whose south side yard will be 1' and whose west rear yard will be 1' instead of 16.64', 8', and 30', respectively.

**ACTION OF BOARD--**

CASE CONTINUED TO  
NOVEMBER 21, 1997.

**THE VOTE**

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** Catherine Cook School

**CAL. NO.** 372-97-S

**APPEARANCES FOR:** Gary I. Wigoda

**MAP NO.** 3-F

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
October 17, 1997

**PREMISES AFFECTED--** 256 W. Schiller 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 privately owned not for profit playground to be operated by an existing school located at 226 W. Schiller Street, in an R5 General Residence District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 17, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 29, 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 7 feet high decorative wrought-iron type metal fencing shall be erected on the north property line abutting a public alley and 6 feet high decorative wrought-iron type metal fencing shall be erected on the south and west lot lines; that a vehicular gate shall be located in the fencing along the west lot line;

That the lot shall be improved and landscaped pursuant to plans prepared by Bartells / Jacobson Design, dated January 17, 1997.

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

**APPLICANT:** Community Counseling Centers of Chicago **CAL. NO.** 373-95-A  
**APPEARANCES FOR:** Gregory H. Furda **MAP NO.** 11-G  
**APPEARANCES AGAINST:** Maureen Pikarski, Stephen Malato **MINUTES OF MEETING:**  
October 17, 1997  
**PREMISES AFFECTED-** 1447 W. Montrose Avenue  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
DECEMBER 19, 1997.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** Cresencio Garcia **CAL. NO.** 373-97-S  
**APPEARANCES FOR:** Gary I. Wigoda, Lee Garcia, Cresencio Garcia **MAP NO.** 4-G  
**APPEARANCES AGAINST:** Joseph P. Cacciatore, Ray Hanania, **MINUTES OF MEETING**  
 Carmen Velasquez October 17, 1997  
**PREMISES AFFECTED--** 2101-11 S. Morgan 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 junk yard in conjunction with an auto parts business, in an M2-2 General Manufacturing District.

**ACTION OF BOARD--**

APPLICATION 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 October 17, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 29, 1997; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the subject site is approximately 63,000 (1.45 acres) lot currently improved as an auto dismantling yard; that the applicant was previously located at 1705 S. Dearborn Street and recently purchased the subject site for \$230,000.00; that the applicant purchases automobiles from insurance auto auctions which will be brought to the site by the applicant's tow trucks,; that the automobiles will be dismantled for usable parts and sold at wholesale to automobile repair businesses; that the unusable parts will be sold to recycling businesses and are picked up from the subject site once a month; that the applicant employs 8 persons; that no evidence was presented to indicate that the proposed use is necessary for the public convenience at the subject site or that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use; that the establishment of a automobile dismantling yard in connection with an automobile parts business at the subject site would conflict with community development plans in the immediate area and would negatively affect the value of other property in the neighborhood; it is therefore

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

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

**APPLICANT:** GDH Investments, L.L.C.

**CAL. NO.** 374-97-S

**APPEARANCES FOR:** Gary I. Wigoda, G. Kholamian

**MAP NO.** 5-G

**APPEARANCES AGAINST:** George Bellas

**/ MINUTES OF MEETING**  
October 17, 1997

**PREMISES AFFECTED--** 934-44 W. North 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 \*retail uses in a proposed 2-story building, in Planned Manufacturing District #1.

**ACTION OF BOARD--**

CASE CONTINUED TO  
DECEMBER 19, 1997.

**THE VOTE**

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

\*Amended at the hearing.

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

**APPLICANT:** GDH Investments, L.L.C.

**CAL. NO.** 375-97-S

**APPEARANCES FOR:** Gary I. Wigoda, G. Kholamian

**MAP NO.** 3-G

**APPEARANCES AGAINST:** George Bellas

**MINUTES OF MEETING**  
October 17, 1997

**PREMISES AFFECTED--** 955 W. Weed Street

**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 34 parking spaces in an existing parking lot, in an M2-5 General Manufacturing District, to fulfill the parking requirement for a proposed \*retail use store at 934-44 W. North Avenue.

**ACTION OF BOARD--**

CASE CONTINUED TO  
DECEMBER 19, 1997.

**THE VOTE**

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

\*Amended at the hearing.

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

**APPLICANT:** Trinity United Church - Baptist **CAL. NO.** 376-97-S  
**APPEARANCES FOR:** Marlene Johnson, Rev. Lula Scott-Clark **MAP NO.** 20-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
October 17, 1997  
**PREMISES AFFECTED--** 8048-52 S. Ashland Avenue

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an 87-seat church in an existing 2-story brick building, in a B2-1 Restricted Retail 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 October 17, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 29, 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 entire 50 feet wide lot abutting the subject church building to the south shall be improved for an off-street parking as follows:

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

(Additional conditions follow on page 28a.)

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

**MINUTES OF MEETING**

October 17, 1997

Cal. No. 376-97-S

That the parking area shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer;

That decorative wrought-iron type metal fencing shall be provided on the west lot line and on the east lot line, excepting the driveway;

That concrete wheel stops shall be provided on the south and west sides of the parking area;

That striping shall be provided; that lighting shall be provided which is directed away from abutting property to the south;

That ingress and egress shall be via S. Ashland Avenue; that the alley abutting the site to the west shall not be used for ingress nor for egress; that the driveway on S. Ashland Avenue shall be constructed in accordance with applicable ordinances; that the lot shall be securely locked at all times when not in use by the applicant church;

That 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:** Kenneth Miller **CAL. NO.** 377-97-S  
**APPEARANCES FOR:** Neal Mermal, Kenneth Miller **MAP NO.** 7-F  
**APPEARANCES AGAINST:** Joy Baer, et al. **MINUTES OF MEETING**  
October 17, 1997  
**PREMISES AFFECTED--** 508 W. Diversey Parkway

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the expansion of an existing tavern in a 3-story brick building by the erection of a 10' x 46' covered porch addition to the west side thereof, in a B5-5 General Service District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 17, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 29, 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 B5-5 General Service District; that the subject site is 7,500 sq.ft. lot improved with an existing 3-story brick building occupied for the past 31 years by a licensed tavern known as Yak-sies; that the applicant seeks to expand his business by the erection of a 10' x 46' covered glass and wood addition; that ingress to and egress from the proposed addition will be through 506 W. Diversey and not directly into the addition; that the proposed addition will be used only for the seating of approximately 30 persons and for the service of food and beverages; that the proposed addition is necessary for the public convenience at this location in that additional patron seating is necessary due to increased food service at the subject premises; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use in that there will be no juke box or music loud-speakers located in the proposed addition and that the proposed addition will lessen existing seating congestion in the existing tavern; that the proposed use will be compatible with the existing business and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood, it is therefore

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

(Conditions follow on page 29a.)

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

**MINUTES OF MEETING**

October 17, 1997

Cal. No. 377-97-S

That no juke box or music loud-speakers shall be located within the proposed addition area;

That the glass in the proposed addition shall not be removable nor contain any windows that open so as to prevent noise from escaping to the outside;

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:** Ousmane Diallo  
**APPEARANCES FOR:** Ousmane Diallo  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED-** 2504 W. 63rd Street  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**CAL. NO.** 378-97-A  
**MAP NO.** 14-I  
**MINUTES OF MEETING:**  
 October 17, 1997

**ACTION OF BOARD--**

**THE VOTE**

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

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

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

**THE RESOLUTION:**

WHEREAS, Ousmane Diallo, for Jose Nelendres, owner, on July 22, 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 2-story brick store building, in a B2-1 Restricted Retail District, on premises at 2504 W. 63rd Street; 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 October 17, 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 2-story brick multi-store and apartment building; that the appellant seeks to establish a hair braiding salon in a store in the 2-story building at the subject site; that the subject store premises was previously occupied by a communications business which recently ceased operation; that licensing requirements have caused the case to be filed; that the change of use to a hair braiding 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 applicant 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 salon in a 2-story brick multi-store and apartment building, on premises at 2504 W. 63rd Street, upon condition that the hours of operation shall be limited to the hours between 9:00 A.M. and 6 P.M., Tuesday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

**APPLICANT:** Mae J. Rufus

**CAL. NO.** 379-97-A

**APPEARANCES FOR:** Mae J. Rufus

**MAP NO.** 28-E

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
October 17, 1997

**PREMISES AFFECTED-** 11103 S. Michigan Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

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

JOSEPH J. SPINGOLA  
DEMETRI 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, Mae J. Rufus, for J. H. M. Enterprises, owner, on July 23, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing beauty shop and nail salon in a 1-story brick store building, in a B3-3 General Retail District, on premises at 11103 S. Michigan 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, Section 8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 17, 1997; and

WHEREAS, the district maps show that the premises is located in a B3-3 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B3-3 General Retail District; that the subject site is improved with a 1-story brick store building; that the subject store premises has been occupied by the appellant's beauty shop and nail salon for the past 4 years; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an existing beauty shop and nail salon in a 1-story brick building, on premises at 11103 S. Michigan Avenue, upon condition that the hours of operation shall be limited to the hours between 10:30 A.M. and 7:00 P.M., Tuesday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

**APPLICANT:** Angelica's Beauty Salon **CAL. NO.** 380-97-A  
**APPEARANCES FOR:** Angelica Cepeda **MAP NO.** 13-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 17, 1997  
**PREMISES AFFECTED-** 2054 W. Lawrence 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, Angelica's Beauty Salon, for Danny & Josie Tinimbang, owner, on July 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 in a 2-story brick store and apartment building, in a B2-1 Restricted Retail District, on premises at 2054 W. Lawrence Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 22, 1997, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-4."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 17, 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 2-story brick store and apartment; that the applicant previously operated a beauty salon at 1949 1/2 W. Lawrence Avenue and was forced to relocate to the subject site premises due to the City taking the prior location as part of a future public school site; that the appellant has been located at the subject site since July 1, 1997; that the subject premises has been previously occupied by business uses, including a beauty salon; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty salon in a 2-story brick store and apartment building, on premises at 2054 W. Lawrence Avenue, upon condition that the hours of operation shall be limited to the hours between 10:00 A.M. and 6:00 P.M., Tuesday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

**APPLICANT:** Rosa Ultreras

**CAL. NO.** 381-97-A

**APPEARANCES FOR:** Rosa Ultreras

**MAP NO.** 5-N

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
October 17, 1997

**PREMISES AFFECTED-** 7159-61 W. Grand Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Rosa Ultreras, for Michael & Adolph Companella, owner, on July 28, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a nail salon in a 1 and 2-story brick store building, in a B3-2 General Retail District, on premises at 7159-61 W. Grand Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 16, 1997, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-3."

and  
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 17, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-2 General Retail District; that the subject site is improved with a 1 and 2-story brick store building; that for the past 25 years the subject store premises has been occupied by Merle Norman Cosmetic Studio, which use ceased operation approximately a year ago; that the appellant proposes to establish a nail salon in the subject store premises; that licensing requirements have caused the case to be filed; that the change of use from a cosmetic studio to a nail salon is a proper substitution of use under Section 6.4-7 of zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a nail salon in a 1 and 2-story brick store building, on premises at 7159-61 W. Grand Avenue, upon condition that the hours of operation shall be limited to the hours between 9:00 A.M. and 6 :00 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

**APPLICANT:** Ted Arciniega **CAL. NO.** 382-97-A  
**APPEARANCES FOR:** Ted Arciniega **MAP NO.** 6-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 17, 1997  
**PREMISES AFFECTED-** 741 W. 26th Street  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Ted Arciniega, owner, on August 11, 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 3-story brick non-conforming store and apartment building, in an R4 General Residence District, on premises at 741 W. 26th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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 October 17, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is to be located in an R4 General Residence District; that the subject site is improved with a 3-story brick non-conforming store and apartment building; that the appellant purchased the subject property in October, 1996; that the appellant seeks to establish a beauty salon at the subject site; that the subject store premises has been previously occupied by business uses, the last use having been a tailor shop; that on November 7, 1996, the City Council rezoned the subject site from C1-2 Restricted Commercial to R4 General Residence which rendered the existing store premises non-conforming; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of 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 beauty salon in a 3-story brick non-conforming store and apartment building, on premises at 741 W. 26th Street, upon condition that the hours of operation shall be limited to the hours between 9:00 A.M. and 7 P.M. Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

**APPLICANT:** Sandra DiGangi/Sandy's Food Mart **CAL. NO.** 383-97-A  
**APPEARANCES FOR:** Sandra DiGangi **MAP NO.** 6-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 17, 1997  
**PREMISES AFFECTED-** 3003 S. Princeton 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, Sandra DiGangi / Sandy's Food Mart, for Ilene Cheung, owner, on July 18, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a retail grocery store in a 3-story brick non-conforming store and apartment building, in an R3 General Residence District, on premises at 3003 S. Princeton Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 18, 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 October 17, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 3-story brick non-conforming store and apartment building; that the appellant seeks to establish a retail grocery store in the store premises; that the subject premises was previously occupied by a grocery store which ceased operation 10 years ago; 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 thereafter becomes vacant and remains unoccupied or is not used for a continuous period of one year, shall not thereafter be occupied or used except by a use which conforms to the use requirements of the district in which it is located ; that under Sections 6.4-5 and 7.3-3 of the zoning ordinance the Board has no authority to permit the establishment of a grocery store 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:** Richard A. Marshall, Jr. **CAL. NO.** 384-97-A  
**APPEARANCES FOR:** Richard A. Marshall, Jr., Mitch Osikowiz **MAP NO.** 3-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 17, 1997  
**PREMISES AFFECTED-** 1910 W. Augusta 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, Richard A. Marshall, Jr., for Mitch Osikowicz, owner, on July 18, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a collectible, antique and curio shop in a 3-story brick and frame non-conforming store and apartment building, in an R4 General Residence District, on premises at 1910 W. Augusta Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 18, 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 October 17, 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 and frame non-conforming store and multiple apartment building; that the appellant seeks to establish a resale shop, a B4 use, in the subject store premises; that the non-conforming store premises has been previously occupied by business uses, the last use having been an antique shop which ceased operation about one year ago; that the Board finds that the subject premises have been zoned R4 General Residence since the passage of the present comprehensive zoning ordinance on July 27, 1957; that the non-conforming store in the subject site building has been closed for more than six months; that Section 6.5-2 of the zoning ordinance provides that if a non-conforming use of a building, all or substantially all of which is designed or intended for a use permitted in the district in which it is located, is discontinued for a period of 6 consecutive months, it shall not be renewed and any subsequent use of the building shall conform to the use regulations of the district in which the premises are located; that the Board also finds that Article 6 of the zoning ordinance establishes an amortization schedule for the eventual elimination of non-conforming business uses in all Residence Districts; that Section 6.5-4 of said Article provides than any use permitted only in the Business, Commercial or Manufacturing Districts, except the B1 District, and which is located in a building, all or

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

**MINUTES OF MEETING**

October 17, 1997

Cal. No. 384-97-A

substantially all of which is designed or intended for a residential purpose, shall be discontinued and cease operation 15 years from the date of the adoption of the 1957 comprehensive amendment; that the non-conforming store in the subject building has been fully amortized; that under Sections 6.5-2 and 6.5-4 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 Murphy **CAL. NO.** 385-97-A  
**APPEARANCES FOR:** Edward S. Lipsky, George Murphy **MAP NO.** 13-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 17, 1997  
**PREMISES AFFECTED-** 1659 W. Foster 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, George Murphy, owner, on August 11, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a real estate office on the ground floor of a 3-story brick non-conforming store and apartment building, in an R3 General Residence District, on premises at 1659 W. Foster Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 24, 1997, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 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 October 17, 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 3-story brick non-conforming store and multiple apartment building; that the appellant purchased the subject property in 1990 at which time the subject store premises was occupied by a grocery store, a B1 use; that the appellant subsequently converted the subject store to a real estate office, a B2 use; that the Board finds that the subject premises has been zoned R3 General Residence since the passage of the present comprehensive zoning ordinance on July 27, 1957; that Section 6.5-3 of the zoning ordinance provides that no non-conforming use shall be changed to another non-conforming use when such non-conforming use is located in a building all or substantially all of which is designed or intended for a permitted use; that the Board also finds that Article 6 of the zoning ordinance establishes an amortization schedule for the eventual elimination of non-conforming business uses in all Residence Districts; that Section 6.5-4 of said Article provides than any use permitted only in the Business, Commercial or Manufacturing Districts, except the B1 District, and which is located in a building, all or substantially all of which is designed or intended for a residential purpose, shall be discontinued and cease operation 15 years from the date of the adoption of the 1957 comprehensive amendment; that the non-conforming store in the subject building has been fully amortized; that under Sections 6.5-3 and 6.5-4 of the zoning ordinance the Board has no authority to permit the use requested; it is therefore

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

**MINUTES OF MEETING**

October 17, 1997

Cal. No. 385-97-A

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:** Tony's Food Mart **CAL. NO.** 386-97-A  
**APPEARANCES FOR:** Ali Al Kabsh **MAP NO.** 18-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 17, 1997  
**PREMISES AFFECTED-** 958 W. 73rd Street  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Tony's Food Mart, for Sonola Persons, owner, on August 12, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a 2-story brick non-conforming store and apartment building, in an R3 General Residence District, on premises at 958 W. 73rd Street; and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 2-story brick non-conforming store and apartment building; that the appellant purchased the proposed grocery business in February, 1997 from Otenniel Rodriquez; that testimony presented indicates that the subject store premises has been occupied by a grocery store for the past 30 years; that licensing requirements have caused the case to be filed; that evidence presented indicates a new business license application for Tony's Food Mart was made in August, 1996 by the previous owner of the business; that the previous owner erroneously listed the address of the subject business as 954 W. 73rd Street on his application; that the application for business license was denied when the appellant filed a change of address with the city; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in a 2-story brick non-conforming store and apartment building, on premises at 958 W. 73rd Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

**APPLICANT:** Heliodoro Flores

**CAL. NO.** 387-97-A

**APPEARANCES FOR:** Hediodoro Flores

**MAP NO.** 8-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
October 17, 1997

**PREMISES AFFECTED-** 3405 S. Morgan Street

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

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
DECEMBER 19, 1997.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** Manuel Medina

**CAL. NO.** 388-97-A

**APPEARANCES FOR:** Manuel Medina

**MAP NO.** 5-K

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
October 17, 1997

**PREMISES AFFECTED-** 4345 W. Fullerton Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Manuel Medina, for Tom Nostopolous, owner, on August 7, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing tire facility in a 1-story building, in a B2-1 Restricted Retail District, on premises at 4345 W. Fullerton Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 11, 1997, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 17, 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 said use is located in a B2-1 Restricted Retail District; that the subject site is improved with a 1-story building occupied by the subject tire repair business; that testimony presented indicates that the subject premises has been occupied by auto-related businesses since 1995; that the rezoning of the subject site by the City Council from B4-1 to B2-1 on August 2, 1995 rendered the tire repair business a legal non-conforming use; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an existing tire facility in a 1-story building, on premises at 4345 W. Fullerton Avenue, upon condition that all tires that have been repaired or are awaiting repair shall be stored within the subject premises; and that all applicable ordinances of the City of Chicago shall be complied witefore a license is issued.

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

**APPLICANT:** Jean R. Pointejour **CAL. NO.** 389-97-A  
**APPEARANCES FOR:** Jean R. Pontejour **MAP NO.** 20-C  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 17, 1997  
**PREMISES AFFECTED-** 2253 E. 83rd Street  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Jean R. Pointejour, for Jean Thervil, owner, on August 20, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a travel ticket broker and passport photographer business in a 1-story brick multi-store building, in a B1-1 Local Retail District, on premises at 2253 E. 83rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 18, 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 8.3-1."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 17, 1997; and

WHEREAS, the district maps show that the premises is located in a B1-1 Local 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 B1-1 Local Retail District; that the subject site is improved with a 1-story brick multi-store building; that the subject store building contains an insurance broker, barber shop, hair dresser, and an export/import textile business, some of which are B4 uses; that the appellant proposes to establish a travel ticket broker and passport photographer business, a B2 use, in a vacant store premises in the building, that a travel ticket broker and passport photographer business may be permitted 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 travel ticket broker and passport photographer business in a 1-story brick multi-store building, on premises at 2253 E. 83rd 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:** Jacquelin J. Dupon **CAL. NO.** 390-97-A  
**APPEARANCES FOR:** Jacquelin J. Dupon **MAP NO.** 11-L  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 17, 1997  
**PREMISES AFFECTED-** 5256 W. Cullom Avenue  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Jacquelin J. Dupon, owner, on August 1, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the installation of a 10' high garage door to an existing accessory brick garage in order to accommodate the owner's camper van, in an R3 General Residence District, on premises at 5256 W. Cullom Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 1, 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 7.3-3. 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 October 17, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a 2-story brick residential building and an existing accessory brick garage; that the appellant owns a camper van vehicle which necessitates a 10 foot high garage door in order to safely accommodate the camper van; that the said van has RV license plates; that the existing garage does not exceed the maximum 15 feet in height permitted under the zoning ordinance and is a permitted accessory structure at the subject site; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the installation of a 10' high garage door to an existing accessory brick garage in order to accommodate the owner's camper van, on premises at 5256 W. Cullom 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:** Sajid Ali Khan **CAL. NO.** 391-97-A  
**APPEARANCES FOR:** Sajid Ali Khan **MAP NO.** 11-I  
**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
October 17, 1997  
**PREMISES AFFECTED-** 3035-3037 W. Wilson Avenue / 4542-44 N. Whipple Street  
**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, Sajid Ali Khan, owner, on August 7, 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 13 dwelling units, in an R3 General Residence District, on premises at 3035-3037 W. Wilson Avenue / 4542-44 N. Whipple Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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, Section 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 October 17, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a 3-story brick apartment building; that no evidence was presented to indicate that the said building has been occupied by 13 dwelling units since prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; 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.

**MINUTES OF MEETING**

October 17, 1997

Member Konstantelos moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting November 21, 1997.

*Marian Rest*  
Secretary