

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

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

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held in Room 569 County Building, 118 N. Clark Street on June 18, 1999  
at 9:00 A.M. and 2:00 P.M.

The following members were present and constituted a quorum:

LeRoy K. Martin, Jr.  
Vice Chairman

Demetri Konstantelos  
Gigi McCabe-Miele

**MINUTES OF MEETING**

June 18, 1999

Member Konstantelos moved that the Board approve the minutes of the proceedings of the regular meeting held on May 21, 1999 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

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

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

**APPLICANT:** New Hope Christian Center **CAL. NO.** 21-99-A\*  
**APPEARANCES FOR:** John J. Pikarski, Jr., Rev. David Robinson **MAP NO.** 13-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
June 18, 1999  
**PREMISES AFFECTED--** 4838 N. Sheridan Road

**NATURE OF REQUEST--** Application for a special use\* under Article 11 of the zoning ordinance for the approval of the location and the establishment of a church with 48 seats in an existing 3-story brick store and apartment building, in a B4-4 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 4, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on June 18, 1999, the said application for a special use for the establishment of a 48-seat church in an existing 3-story brick store and apartment building at the subject site was amended by the applicant to an appeal for the approval of the location and the establishment of a community center at the subject site; that the proposed use is to be located in a B4-4 Restricted Service District; that the subject site is improved with a 3-story brick store and apartment building currently occupied as a church and a 1-story brick garage at the rear; that the applicant has been located at the subject site for the past five years; that the applicant operates an urban missionary training center at the subject site; that the applicant also provides after school tutoring, English as a second language courses, parenting classes and a clothes and food depository and ancillary religious services at the subject site; that the appellant testified that the religious services presently conducted at the site on Sunday and Thursday will cease by September, 1999 and that the activity at the site will then be only that of a community center; that a community center is a permitted use in a B4-4 Restricted Service District; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal;

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 community center in an existing 3-story brick store and apartment building, on premises at 4838 N. Sheridan Road, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued,

\*Amended at the public hearing from a special use application to an appeal

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

**APPLICANT:** Rios de Agua Viva

**CAL. NO.** 45-99-S

**APPEARANCES FOR:** None

**MAP NO.** 14-I

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**  
June 18, 1999

**PREMISES AFFECTED--** 5643-53 S. Kedzie Avenue

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 330 seat church in an existing 1 & 2 story brick building, in a B4-1 Restricted Service District.

**ACTION OF BOARD--**

**CASE DISMISSED FOR  
WANT OF PROSECUTION.**

**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:** Rios de Agua Viva

**CAL. NO.** 46-99-S

**APPEARANCES FOR:** None

**MAP NO.** 14-1

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**  
June 18, 1999

**PREMISES AFFECTED--** 5601-19 S. Kedzie Avenue

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 50 private passenger automobiles, in a B4-1 Restricted Service District, to satisfy the requirements for a proposed church at 5643-53 S. Kedzie Avenue.

**ACTION OF BOARD--**

**THE VOTE**

CASE DISMISSED FOR  
WANT OF PROSECUTION.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

MINUTES OF MEETING

June 18, 1999

Cal. No. 50-99-Z

Donald J. Vogel, for Warren and Jennifer Schultz, applicant, presented a written request for an amendment to the resolution granted by the Zoning Board of Appeals on February 19, 1999, in Cal. No. 50-99-Z, permitting the erection of a 2nd floor dormer addition to an existing 1 ½ story brick single-family dwelling whose side yards will be 3' each instead of 9' combined, with neither side yard less than 3', on premises at 2904 W. Wilson Avenue.

The amendment requested is the addition of the following: "*.....and which addition will result in a 12.2% increase in the floor area ratio existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance.*" to the resolution granted by the Board on February 19, 1999 in Cal. No. 50-99-Z.

Mr. Vogel stated that the said request for a variation of the floor area ratio was so stated in the application filed with the Board and that the testimony at the hearing held on February 19, 1999 also included evidence satisfying the requirements for a variation as to this issue. The application as docketed did not include language addressing the floor area ratio issue.

Vice Chairman Martin moved that the request to amend the resolution granted in Cal. No. 50-99-Z be amended to include the above-stated language. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

June 18, 1999

Cal. No. 82-99-Z

John J. Pikarski, Jr. for Gregory Weisman, applicant, presented a written request for an amendment to the resolution granted by the Zoning Board of Appeals on March 19, 1999 in Cal. No. 82-99-Z which permitted the erection of a 3rd floor dormer addition to an existing 2 ½ story frame 4-dwelling unit building, which addition will result in an 8% (543.08 sq.ft.) increase in the amount of floor area existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 1459 W. Melrose Street.

The amendment requested is as follows: ".....the erection of a 3rd floor dormer addition to an existing 2 ½ story frame 4 dwelling unit building, which addition will result in a 15% (663 sq.ft.) increase in the amount to floor area existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance."

Mr. Pikarski submitted, in support of his request, a copy of the pertinent page of the transcript of the hearing in which it is stated that ".....the building itself contains 4421 square feet" and that the applicant is "....seeking a variation to be allowed to construct a dormer to the building containing an additional 663 square feet." Mr. Pikarski further stated that this increase in square footage is a 15% increase which is allowed by the Board.

Vice Chairman Martin moved that the request for an amendment be granted and that the resolution granted by the Board on March 19, 1999 in Cal. No. 50-99-Z be amended as so stated above. The motion prevailed by yeas and nays as follows:

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

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

**APPLICANT:** Ogden Partners Buena, LLC **CAL. NO.** 95-99-S

**APPEARANCES FOR:** John J. Pikarski, Jr., Mark Ordower **MAP NO.** 11-G

**APPEARANCES AGAINST:** **MINUTES OF MEETING**  
June 18, 1999

**PREMISES AFFECTED--** 1003, 05, 14, 21 W. Buena Avenue / 4150 N. Sheridan Road

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor in a proposed 4-story 40 dwelling unit building with a detached 2-story garage for 60 automobiles, in a B4-4 Restricted Service District.

**ACTION OF BOARD--**

CASE CONTINUED TO  
SEPTEMBER 17, 1999.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

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

APPLICANT: Ogden Partners Buena, LLC CAL. NO. 96-99-Z

APPEARANCES FOR: John J. Pikarski, Jr., Mark Ordower MAP NO. 11-G

APPEARANCES AGAINST: MINUTES OF MEETING  
June 18, 1999

PREMISES AFFECTED-- 1003, 05, 15, 21 W. Buena Avenue / 4150 N. Sheridan Road

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-4 Restricted Service District, the erection of a 4-story 40 dwelling unit building and 2-story detached parking garage for 60 private passenger automobiles, whose front yard will be 6' instead of 15', with a west side yard of 3.5' instead of 20', and whose rear yard will be 4' instead of 30'.

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
SEPTEMBER 17, 1999.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

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

**APPLICANT:** Labor Temps, Inc.  
**APPEARANCES FOR:** Patrick Turner, Donna Solomon  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED--** 4009 W. Armitage Avenue

**CAL. NO.** 114-99-S

**MAP NO.** 5-K

**MINUTES OF MEETING**  
 June 18, 1999

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day laborer employment facility in an existing 1-story multi-store building, in a B4-1 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

**APPLICATION APPROVED.**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 31, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is 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:** Labor Temps, Inc.

**CAL. NO.** 115-99-S

**APPEARANCES FOR:** Patrick Turner, Linda Solomon

**MAP NO.** 4-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
June 18, 1999

**PREMISES AFFECTED--** 1157 W. 18th Street

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

**ACTION OF BOARD--**

**APPLICATION APPROVED.**

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 31, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is 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:** Washington Federal Bank

**CAL. NO.** 112-9-S

**APPEARANCES FOR:** None

**MAP NO.** 6-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**  
June 18, 1999

**PREMISES AFFECTED--** 2869 S. Archer Avenue

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive through facility, in conjunction with an existing bank in a 2-story brick building, in a B4-2 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

CASE DISMISSED FOR  
WANT OF PROSECUTION.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

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

**APPLICANT:** 2134 Hudson Corporation **CAL. NO.** 104-99-Z  
**APPEARANCES FOR:** Bernard I. Citron, Frank Karpowicz **MAP NO.** 5-F  
**APPEARANCES AGAINST:** Thomas S. Moore, et al. **MINUTES OF MEETING**  
 April 16, 1999 and  
**PREMISES AFFECTED--** 2138 N. Hudson Avenue June 18, 1999

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story side addition and 1-story and 3-story rear additions to an existing 3-story 9 dwelling unit building in the conversion to a single family dwelling, and whose rear yard will be 0' at the 2nd floor level and 6' at the 3rd floor level instead of 30'\*

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 31, 1999; and

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

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

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

That the proposed additions shall be constructed in compliance with the plans submitted by Griskelis Smith Architects Ltd., dated June 18, 1999, and specifically that the 3rd floor of the rear addition shall have a minimum set back from the alley of 6', and a 15' set back from the north property line;

\*Amended at the public hearing.  
 (Additional conditions follow on page 42a.)

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

**MINUTES OF MEETING**

June 18, 1999

Cal. No. 104-99-Z

That the first floor addition on the north side of 2138 N. Hudson Avenue shall be cut back so that it is even with the existing building;

That the second floor addition shall match the north line of the existing building as it goes back to the alley;

That the applicant shall make all attempts to pull back the garage wall from the west property line as far as possible, while still leaving room for a legal parking space within the garage and the walls of the garage.

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

APPLICANT: John J. Lag

CAL. NO. 165-99-Z

APPEARANCES FOR: John J. Lag

MAP NO. 5-G

APPEARANCES AGAINST: None

MINUTES OF MEETING  
June 18, 1999

PREMISES AFFECTED-- 2312 N. Greenview 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 partial 4th floor addition to an existing 3-story masonry 3 dwelling unit building, whose north side yard will be 2.80' and with no south side yard instead of 10' each and which addition will result in a 10% (357 sq. ft.) increase in the amount of floor area prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 3, 1999; and

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

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

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

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

**APPLICANT:** Ken Snedegar

**CAL. NO.** 166-99-Z

**APPEARANCES FOR:** Peter Friedman, Ken Snedegar

**MAP NO.** 9-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
June 18, 1999

**PREMISES AFFECTED--** 1910 W. School Street

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 3rd floor dormer addition to an existing 2½-story frame 2 dwelling unit building whose east side yard will be 1' and whose west side yard will be 4' instead of 6.03' each and which addition will result in a 13.8% (385 sq. ft.) increase in the amount of floor area prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 3, 1999; and

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

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

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

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

**APPLICANT:** Vucko Barjaktarevic  
**APPEARANCES FOR:** Vucko Barjaktarevic  
**APPEARANCES AGAINST:** Linda Gibsen  
**PREMISES AFFECTED--** 4026 N. Bernard Street

**CAL. NO.** 167-99-Z

**MAP NO.** 11-J

**MINUTES OF MEETING**  
 June 18, 1999

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2 & 3-story masonry single family dwelling whose front yard will be 14' instead of 26' and whose north and south side yards will be 3' each instead of 7.7' each.

**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 June 18, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 3, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 25' x 125.68' unimproved lot; that the applicant seeks to erect a 2 and 3-story masonry single-family dwelling at the subject site; that no evidence was presented 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 or that the plight of the owner is due to unique circumstances; that the 2 and 3-story single-family dwelling, as designed, will have a negative effect on light and air to abutting residential properties and will not be compatible with the existing residential buildings on the block, the majority of which are frame structures; 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: Dariusz L. Wozniak

CAL. NO. 168-99-Z

APPEARANCES FOR: John J. Pikarski, Jr.

MAP NO. 11-M

APPEARANCES AGAINST:

MINUTES OF MEETING  
June 18, 1999

PREMISES AFFECTED-- 6102 W. Giddings Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Residence Family District, the division of an improved zoning lot whose west side yard will be 1.46' instead of 4' and whose combined side yards will be 11.08' instead of 12'.

**ACTION OF BOARD--**

CASE CONTINUED TO  
AUGUST 20, 1999.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

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

APPLICANT: Dariusz L. Wozniak

CAL. NO. 169-99-Z

APPEARANCES FOR: John J. Pikarski, Jr.

MAP NO. 11-M

APPEARANCES AGAINST:

MINUTES OF MEETING  
June 18, 1999

PREMISES AFFECTED-- 6106 W. Giddings Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Residence Family District, the erection of a 1-story brick single family dwelling whose east and west side yards will be 3' each instead of 4' each and whose combined side yards will be 6' instead of 12' on a proposed new zoning lot.

ACTION OF BOARD--

CASE CONTINUED TO  
AUGUST 20, 1999.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

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

**APPLICANT:** Dariusz L. Wozniak

**CAL. NO.** 170-99-Z

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

**MAP NO.** 11-M

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**

**PREMISES AFFECTED--** 6108 W. Giddings Street

June 18, 1999

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Residence Family District, the division of an improved zoning lot whose east side yard will be 2.96' and whose west side yard will be 2.98' instead of 4' and whose combined side yards will be 5.94' instead of 12.

**ACTION OF BOARD--**

CASE CONTINUED TO  
AUGUST 20, 1999.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

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

APPLICANT: Racquet Club of Chicago

CAL. NO. 171-99-Z

APPEARANCES FOR: Thomas J. Murphy

MAP NO. 3-F

APPEARANCES AGAINST:

MINUTES OF MEETING  
June 18, 1999

PREMISES AFFECTED-- 1365 N. Dearborn Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a partial 4th floor (999 sq. ft.) addition on the north east corner of an existing 3, 4 & 5-story racquet club building on a reversed corner lot, whose north side yard will be 0' instead of 10' and with no east rear yard instead of 30.

ACTION OF BOARD--

CASE CONTINUED TO  
AUGUST 20, 1999.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

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

**APPLICANT:** 1812 N. Cleveland Corp.  
**APPEARANCES FOR:** Michael Lustig, Scott Saef  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED--** 1812 N. Cleveland Avenue

**CAL. NO.** 172-99-Z

**MAP NO.** 5-F

**MINUTES OF MEETING**  
 June 18, 1999

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in Special District #19, the erection of a 3-story brick single family dwelling with a 1-story enclosed breezeway to an attached garage, whose front yard will be 7.2' instead of 14.28', with no north side yard, and whose south side yard will be 2' instead of 2.3' each.

**ACTION OF BOARD--**

**THE VOTE**

**VARIATION GRANTED.**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 3, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on July 17, 1998, the Zoning Board of Appeals granted variations to the applicant to permit the erection of a 3-story single-family dwelling whose front yard will be 11' instead of 14.28', with no north side yard and whose south side yard will be 2' instead of 2.3' each, at the subject site; that the testimony presented in Cal. No. 241-98-Z is hereby made part of the record in this case; 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: Terrence H. Mootoo

CAL. NO. 173-99-Z

APPEARANCES FOR: Marshall Krolich

MAP NO. 7-J

APPEARANCES AGAINST:

MINUTES OF MEETING  
June 18, 1999

PREMISES AFFECTED-- 3118 N. Kimball Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the division of an improved zoning lot whose south side yard will be .19' instead of 3' in order to allow construction of a single family dwelling on the new lot at 3116 N. Kimball Avenue.

**ACTION OF BOARD--**

CASE CONTINUED TO  
AUGUST 20, 1999.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

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

**APPLICANT:** Ray Kincaid  
**APPEARANCES FOR:** Ray Kincaid  
**APPEARANCES AGAINST:** Steven Mix  
**PREMISES AFFECTED--** 4445 N. Mikwaukee Avenue

**CAL. NO.** 174-99-Z

**MAP NO.** 11-L

**MINUTES OF MEETING**  
 June 18, 1999

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-1 Restricted Service District, the establishment of a Public Place of Amusement within 125 feet of an R3 General Residence District.

**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 June 18, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 3, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is improved with a 1-story brick building; that the applicant is seeking a Public Place of Amusement license for the establishment of a Batting Cage facility in conjunction with an existing Baseball Academy at the subject site; that a public place of amusement license is required due to the facility being located with 125' of a Residence District; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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

That the applicant shall take appropriate action to improve and continuously maintain the exterior appearance of the existing building at the subject site, specifically the removal of all broken glass from the site and from the public alley at the rear of the property.

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

**APPLICANT:** Jacques Pele **CAL. NO.** 175-99-Z  
**APPEARANCES FOR:** Jacques Pele **MAP NO.** 3-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
June 18, 1999  
**PREMISES AFFECTED--** 1368 W. Evergreen Avenue

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of open balcony additions on the front of the 3rd and 4th floors of an existing 4-story 12 unit apartment building, with a front yard of 5' instead of 15' and whose west side yard will be 2' instead of 5'.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION DENIED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
	X	
	X	
	X	

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 3, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 29' x 125' lot improved with a 4-story 12 dwelling unit building; that the applicant seeks to construct open 4' x 9'6" balconies on the front of the 3rd and 4th floors; that no evidence was presented to indicate that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located or that the plight of the owner is due to unique circumstances; that the proposed balconies will not be compatible with existing residential improvements on the block and will alter the essential character of the locality; it is therefore

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

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

**APPLICANT:** Dr. John and Enid Long

**CAL. NO.** 176-99-Z

**APPEARANCES FOR:** Enid Long

**MAP NO.** 3-E

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
June 18, 1999

**PREMISES AFFECTED--** 54 E. Elm Street

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 2nd floor frame addition on the rear of an existing 3-story brick single family dwelling and the erection of a 2nd floor addition over an attached garage at the rear of the lot, whose east side yard will be .25' (3 inches)\* instead of 1.66' and with no rear yard instead of 30'.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 3, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 16.66' x 103.5' lot improved with a 3-story brick 1890's row house; that the applicants are seeking variations to allow the erection of a 2nd floor frame addition on the rear of the existing 3-story brick single-family dwelling and a 2nd floor addition over an attached garage at the rear of the lot; 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 in that the proposed additions are necessary to provide additional master bedroom closet space and a study; that the plight of the owner is due to unique circumstances; that the proposed additions will follow existing building lines; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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

That the proposed additions shall not encroach more than .25' (3 inches) on to the neighboring property to the east.

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

APPLICANT: Metra  
APPEARANCES FOR: Thomas S. Moore  
APPEARANCES AGAINST:  
PREMISES AFFECTED-- 6435 N. Lehigh Avenue

CAL. NO. 177-99-S

MAP NO. 17-L

MINUTES OF MEETING  
June 18, 1999

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a railroad passenger station and the expansion of an existing off-street parking lot adding 78 spaces for private passenger automobiles, in a B2-1 Restricted Retail and an R1 Single Family Residence Districts.

ACTION OF BOARD--

CASE CONTINUED TO  
JULY 17, 1999.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

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

APPLICANT: Metra

CAL. NO. 178-99-Z

APPEARANCES FOR: Thomas S. Moore

MAP NO. 17-L

APPEARANCES AGAINST:

MINUTES OF MEETING

June 18, 1999

PREMISES AFFECTED-- 6435, 6501, 6711 N. Lehigh Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R1 Single Family Residence District, the erection of a 1-story brick railroad passenger station whose front yard will be 3.5' instead of 16' and an 8' high fence at the perimeter of the property with no side yards instead of 15' and no rear yard instead of 30'.

ACTION OF BOARD--

CASE CONTINUED TO  
JULY 17, 1999.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

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

**APPLICANT:** Jack Berger  
**APPEARANCES FOR:** Bernard I. Citron, Jack Berger  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED--** 950 W. Erie Street

**CAL. NO.** 179-99-Z

**MAP NO.** 1-G

**MINUTES OF MEETING**  
 June 18, 1999

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-4 Restricted Commercial District, the erection of a 6-story with basement store and 21 dwelling unit building with a 2-story penthouse on the roof, with no rear yard instead of 30'.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 3, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on March 19, 1999, the Board granted variations to the applicant to permit the erection of a 5-story store and 21 dwelling unit building, with no north rear yard instead of 30', at the subject site; that the testimony presented in Cal. No. 66-99-Z is hereby made part of the record in this case; 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:** Glazier Corporation  
**APPEARANCES FOR:** Bernard I. Citron, Josh Glazier  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED--** 4701-11 S. Cicero Avenue

**CAL. NO.** 180-99-S  
**MAP NO.** 12-K  
**MINUTES OF MEETING**  
 June 18, 1999

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed restaurant with 9 off-street parking spaces on site, in a B4-1 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 3, 1999; and

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

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

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

That lighted directional ingress and egress signs shall be provided at the established entrance and exit;

That a "Stop-Do Not Enter" sign shall be erected at the exit on S. Cicero Avenue;

That ingress to the drive-through facility shall be from W. 47th Street and egress from the drive-through facility shall be onto S. Cicero Avenue.

(Additional conditions follow on page 18a.)

**MINUTES OF MEETING**

June 18, 1999

Cal. No. 180-99-S

That wrought-iron type metal fencing shall be installed along the 47th Street and Cicero Avenue frontages exclusive of those areas devoted to the building or driveways and that a cedar picket fence shall be installed along the alley and planned with ivy;

That all lighting shall be directed downward and shielded away from adjoining properties;

That trash bins shall be fully enclosed by masonry walls as represented on the site plans prepared by Ron Vari, and Associates, dated June 15, 1999;

That queuing space shall be consistent with plans prepared by Ron Vari and Associates, dated June 15, 1999;

That landscaping shall be installed in substantial compliance with plans prepared by Ron Vari and Associates with revisions as recommended by the Department of Planning and Development;

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

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

**APPLICANT:** Jill Chavin **CAL. NO.** 181-99-S  
**APPEARANCES FOR:** Robert A. Lewinthal, Jill Chavin **MAP NO.** 10-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
June 18, 1999  
**PREMISES AFFECTED--** 1529 W. 46th 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 parking lot for 6 private passenger automobiles to serve a retail business at 4555 S. Ashland Avenue, in a B5-2 General 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 June 18, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 3, 1999; and

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

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

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

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

(Additional conditions follow on pge 19a.)

**MINUTES OF MEETING**

June 18, 1999

Cal. No. 181-99-S

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

That decorative 6 feet high solid wood fencing shall be provided on the west and south lot lines;

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

That ingress and egress to the parking lot shall be via the public alley abutting the site to the east provided a waiver of the alley barrier requirement is obtained from the City Council;

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

That it shall be the responsibility of the applicant to 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:** Inspirational Deliverance Center **CAL. NO.** 182-99-Z  
**APPEARANCES FOR:** Kimberly A. Shaw, Rev. Shirley Hughes **MAP NO.** 1-M  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
June 18, 1999  
**PREMISES AFFECTED--** 655 N. Parkside Avenue

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 1-story 348 seat church with a front yard of 10' instead of 15' and whose rear yard will be 20' instead of 30'.

**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 June 18, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 3, 1999; and

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

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

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

That off-site parking for 12 private passenger automobile shall be located at 654-56 N. Parkside Avenue as provided for in Cal. No. 183-99-S.

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

**APPLICANT:** Inspirational Deliverance Center **CAL. NO.** 182-99-S  
**APPEARANCES FOR:** Kimberly Shaw, Rev. Shirley Hughes **MAP NO.** 1-M  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
June 18, 1999  
**PREMISES AFFECTED--** 654-56 N. Parkside Avenue

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 12 private passenger automobiles to fulfill the off-street parking requirements for a proposed church at 655 N. Parkside Avenue, in an R4 General Residence District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 3, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on June 18, 1999, in Cal. No. 182-99-Z, the Board granted the applicant's variation request for the erection of a 1-sotry 348 seat church with a front yard of 10' instead of 15' and whose rear yard will be 20' instead of 30', on premises at 655 N. Parkside Avenue; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

That the parking lot shall be used soley 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 21a.)

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

**MINUTES OF MEETING**

June 18, 1999

Cal. No. 183-99-S

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

The lot shall be enclosed by 6 feet high decorative solid wood fencing on the west and north lot lines and by decorative wrought iron type metal fencing on the east and south lot lines, excepting the driveway;

That lighting and striping shall be provided;

That ingress and egress shall be from N. Parkside Avenue; that the driveway shall be constructed in accordance with applicable ordinances; that a metal security gate shall be provided to secure the parking lot during all hours when not in use by the applicant church;

That landscaping shall be provided consistent with the landscape plan prepared by Lee Reid and Associates, dated March 3, 1999;

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

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

**APPLICANT:** Inspirational Deliverance Center

**CAL. NO.** 184-99-Z

**APPEARANCES FOR:** Kimberly Shaw, Rev. Shirley Hughes

**MAP NO.** 1-M

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
June 18, 1999

**PREMISES AFFECTED--** 654-56 N. Parkside 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-street parking lot for 12 private passenger automobiles, whose front yard will be 5' instead of 9.6'.

**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 June 18, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 3, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on June 18, 1999, in Cal. No. 183-99-S, the Board approved the establishment of an off-site parking lot for 12 private passenger automobiles at the subject site to fulfill the parking requirements for a proposed church at 655 N. Parkside Avenue; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

**APPLICANT:** Walsh Development, Inc.  
**APPEARANCES FOR:** John J. George, Peter Walsh  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED--** 705-07 W.Wrightwood Avenue

**CAL. NO.** 185-99-S  
**MAP NO.** 7-F  
**MINUTES OF MEETING**  
 June 18, 1999

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor in a proposed 4-story 8 dwelling unit building, in a B2-3 Restricted Retail 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 June 18, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 3, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the 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:** Walsh Development, Inc.  
**APPEARANCES FOR:** John J. George, Peter Walsh  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED--** 705-07 W. Wrightwood Avenue

**CAL. NO.** 186-99-Z  
**MAP NO.** 7-F  
**MINUTES OF MEETING**  
 June 18, 1999

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-3 Restricted Retail District, the erection of a 4-story 8 dwelling unit brick apartment building with no front yard instead of 15' and with no east or west side yards instead of 5' each and no provision for one 10' x 25' loading berth.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 3, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on June 18, 1999, the Board approved, in Cal. No. 185-99-S, the establishment of dwelling units below the 2nd floor in a proposed 4-story 8 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:** Family Altar Evangelistic Baptist Church **CAL. NO.** 187-99-S  
**APPEARANCES FOR:** Ann M. Zwick, Rev. Petties **MAP NO.** 1-M  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
 June 18, 1999  
**PREMISES AFFECTED--** 5901-21 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 a 464-seat church in a proposed 2-story with basement building, partly in a B4-2 Retail Service District and partly in an R4 General Residence District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 3, 1999; and

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

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

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

That the on-site parking areas located east and west of the proposed church building shall be used solely for the parking of private passenger automobiles;

(Additional conditions follow on page 25a.)

**MINUTES OF MEETING**

June 18, 1999

Cal. No. 187-99-S

That the parking areas 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 landscaping, wrought iron fencing and security gates shall be provided as represented on the landscaping plan submitted to the Zoning Board of Appeals, dated April 24, 1999;

That striping and lighting shall be provided.

That ingress and egress to the parking area located east of the proposed church building shall be from W. Chicago Avenue; that ingress to the west parking area shall be from W. Chicago Avenue and egress shall be via the alley abutting the site to the north onto N. Mayfield Avenue, provided a waiver of the alley barrier requirement is obtained from the City Council; that the driveways located on W. Chicago Avenue shall be constructed in accordance with applicable ordinances;

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:** Family Altar Evangelistic Baptist Church  
**APPEARANCES FOR:** Ann M. Zwick, Rev. Petties  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED--** 590-21 W. Chicago Avenue

**CAL. NO.** 188-99-Z

**MAP NO.** 1-M

**MINUTES OF MEETING**  
 June 18, 1999

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, partly in a B4-2 Retail Service District and partly in an R4 General Residence District, the erection of a 464-seat 2-story with basement church building with a north front yard of 5' instead of 14.5,' an east side yard of 5' instead of 22.9', and a rear yard of 6' instead of 30', with 31 on site parking spaces instead of the required 39 spaces for private passenger automobiles, and no provision for 1 required 10' x 25' loading berth.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 3, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on June 18, 1999, the Board, in Cal. No. 187-99-S, approved the establishment of a 464-seat church in a proposed 2-story with basement building and with on-site parking for 31 automobiles 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:** Kedzie Pawn Inc. d/b/a Kedzie Pawn & Jewelry **CAL. NO.** 189-99-S  
**APPEARANCES FOR:** William J. Hennessy, Gerry Rogers **MAP NO.** 16-I  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
**PREMISES AFFECTED---** 6337-39 S. Kedzie Avenue June 18, 1999

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a pawn shop in a newly constructed 1-story brick building, in a B4-1 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 3, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on April 21, 1999, the City Council rezoned the subject site from B2-1 Restricted Retail to B4-1 Restricted Service; that on September 17, 1993, the Zoning Board, in Cal, No. 275-93-S, approved the establishment of a pawn shop in conjunction with a proposed jewelry store in the subject site store premises (6323) on the ground floor of a 3-story brick multi-store and apartment building located at 6315-29 S. Kedzie Avenue; that the proposed use is necessary for the public convenience at this location because the redevelopment of Kedzie Avenue south of 63rd Street necessitated the relocation of the previously approved jewelry and pawn shop business to the subject site premises; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

That there shall be no neon signage at the subject premises; that outdoor signage shall be limited to one 400 sq.ft. sign with lettering advertising the subject business no more that 24 inches high; that window signs shall be limited to 8 1/2' x 17' paper signs advertising temporary special sales only.

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

APPLICANT: The Power of Prayer Incorporated

CAL. NO. 190-99-S

APPEARANCES FOR:

MAP NO. 20-B

APPEARANCES AGAINST:

MINUTES OF MEETING  
June 18, 1999

PREMISES AFFECTED-- 8038 S. Escanaba Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional residence for not more than 20 persons who are recuperating from the effects of drug or alcohol abuse, in an existing 1-story brick residential building, in an R3 General Residence District.

ACTION OF BOARD--

CASE CONTINUED TO  
SEPTEMBER 17, 1999.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

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

APPLICANT: Labor Ready Midwest, Inc.

CAL. NO. 191-99-S

APPEARANCES FOR: Christina Fazio

MAP NO. 2-M

APPEARANCES AGAINST:

MINUTES OF MEETING  
June 18, 1999

PREMISES AFFECTED-- 5956 W. Roosevelt Road

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day laborer employment agency in an existing 2-story brick store building, in a B4-2 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION WITHDRAWN UPON  
MOTION OF APPLICANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

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

APPLICANT: Labor Ready Midwest, Inc.

CAL. NO. 192-99-S

APPEARANCES FOR: Christina Fazio

MAP NO. 11-J

APPEARANCES AGAINST:

MINUTES OF MEETING  
June 18, 1999

PREMISES AFFECTED-- 3604 W. Irving Park Road

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day laborer employment agency in an existing 3-story brick store and apartment building, in a B5-1 General Service District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO  
AUGUST 20, 1999.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

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

**APPLICANT:** Labor Ready Midwest, Inc.

**CAL. NO.** 193-99-S

**APPEARANCES FOR:** Christina Fazio

**MAP NO.** 1-F

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**  
June 18, 1999

**PREMISES AFFECTED--** 517 N. Halsted Street

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day laborer employment agency on the first floor of an existing 5-story brick commercial building, in a C1-3 Restricted Commercial District.

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
AUGUST 20, 1999.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

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

**APPLICANT:** Labor Ready Midwest, Inc.

**CAL. NO.** 194-99-S

**APPEARANCES FOR:** Christina Fazio, William Kentnick

**MAP NO.** 10-I

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
June 18, 1999

**PREMISES AFFECTED--** 4421 S. Kedzie Avenue

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day laborer employment agency in an existing 1-story brick store building, in a C1-1 Restricted Commercial District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 3, 1999; and

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

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

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

That the applicant shall implement all measures necessary to prevent loitering outside the subject premises.

That six on-site parking spaces shall be provided.

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

**APPLICANT:** Justine Jentes / Daniel Kuruna **CAL. NO.** 195-99-A  
**APPEARANCES FOR:** Justine Jentes **MAP NO.** 3-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 18, 1999  
**PREMISES AFFECTED-** 1652-53 W. North 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, Justine Jentes / Daniel Kuruna, for Justine Jentes, owner, on April 20, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a 2nd floor dormer addition and a 1-story rear addition to an existing 1-story with basement single-family dwelling on the front of a lot additionally improved with a 1-story brick building on the rear of the lot which is to be used as an art studio and which additions are alleged to be an expansion of a non-conforming use, in a C1-2 Restricted Commercial District, on premises at 1651-53 W. North Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 10, 1999, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 5.5, 6.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1999; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-2 Restricted Commercial District; that the subject site is a 50' x 94' lot improved with a 1-story with basement single-family dwelling on the front of the lot and a 1-story brick building on the rear of the lot; that the residential and commercial improvements were in existence at the site at the time of purchase by the appellants 5 years ago; that the subject property originally contained a dairy in the building on the front of the lot and a garage for milk trucks in the rear building; that the rear building contains an art gallery operated by the appellants; that the appellants seek to erect a 2nd floor dormer addition and a 1-story air lock vestibule addition to the rear of the existing single-family residence; that the testimony presented indicates that the existing single-family residence originally contain attic space which was eliminated by the previous owner in order to construct a cathedral ceiling in the structure; that the appellants are seeking to eliminate the cathedral ceiling and erect a

MINUTES OF MEETING

June 18, 1999

Cal. No. 195-99-A

dormer addition for a second bedroom and bath; that the appellants are also seeking to construct a small air lock vestibule to the rear of the structure which will serve as a mud room access to the residence from the outside; that the existing single-family dwelling and the building at the rear containing an art gallery are connected together by a deck system; that the Board finds that the proposed additions do not constitute an expansion of an existing non-conforming use; that no violation of the zoning ordinance exist nor is contemplated and that the appellants have established the basis of their 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 erection of a 2nd floor dormer addition and a 1-story rear addition to an existing 1-story with basement single-family dwelling on the front of a lot additionally improved with a 1-story brick building on the rear of the lot which is used as an art gallery and which additions do not constitute an expansion of a non-conforming use, on premises at 1651-53 W. North Avenue, upon condition that the building shall comply with building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Siran Khachadourian

**CAL. NO.** 196-99-A

**APPEARANCES FOR:** Siran Khachadourian

**MAP NO.** 5-F

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
June 18, 1999

**PREMISES AFFECTED-** 505 W. Belden 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, Siran Khachadourian, for Lakeview Associates, owner, on April 27, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty parlor in a 4-story with basement multi-store and 60 dwelling unit building, in an R5 General Residence District, on premises at 505 W. Belden Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 27, 1999, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.3-5. 7.4-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1999; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is improve with a 4-story brick multi-store and 60 dwelling unit building; that testimony presented indicates that the subject store premises has been occupied by a beauty parlor for at least 55 years ; that in November, 1998, the appellant leased the subject premises in order to re-establish a beauty parlor but that due to personal and family health care needs was unable to open the business; that there was no intent to abandon the business use of the subject store premises in that store fixtures and signage remained on site during the interim period; 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 parlor in a 4-story with basement multi-store and 60-dwelling unit building, on premises at 505 W. Belden Avenue, upon condition that the hours of operation shall be limited to the hours between 12 P.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: Midwest Wrecking Co.

CAL. NO. 197-99-A

APPEARANCES FOR: John J. Pikarski, Jr.

MAP NO. 1-H

APPEARANCES AGAINST:

MINUTES OF MEETING:  
June 18, 1999

PREMISES AFFECTED- 2129-49 W. Hubbard Street

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO  
SEPTEMBER 17, 1999.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

**APPLICANT:** Vince Sheridan **CAL. NO.** 198-99-A  
**APPEARANCES FOR:** Vince Sheridan **MAP NO.** 24-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 18, 1999  
**PREMISES AFFECTED-** 1751 W. 95th Street / 9500-08 S. Vanderpoel 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, Vince Sheridan, owner, on April 8, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 8 dwelling units in an existing 2-story brick multi-store and apartment building, in a B2-1 Restricted Retail District, on premises at 1751 W. 95th Street / 9500-08 S. Vanderpoel Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 19, 1999, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 8.6-2, 8.11-1."  
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1999; 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 Service District; that the subject site is improved with a 2-story brick multi-store and apartment building; that the subject building was constructed in 1923; that the subject site was zoned Commercial in 1923 and was rezoned by the City Council to B4-2 Restricted Service in 1957 and to B2-1 Restricted Service on February 7, 1996; that no evidence was presented to indicated that 8 dwelling units have been legally established at the subject site since the adoption of the 1923 zoning ordinance; that under Sections 8.6-2 and 8.11-1 of the zoning ordinance the Board has no authority to certify 8 dwelling units 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: Samir Ali and Mustafa Hussein

CAL. NO. 199-99-A

APPEARANCES FOR: Robert P.Aulston

MAP NO. 14-C

APPEARANCES AGAINST:

MINUTES OF MEETING:  
June 18, 1999

PREMISES AFFECTED- 1629 E. 55th Street

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

ACTION OF BOARD--

**THE VOTE**

CASE CONTINUED TO  
SEPTEMBER 17, 1999,

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

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

APPLICANT: KKO Ventures

CAL. NO. 200-99-A

APPEARANCES FOR: None

MAP NO. 7-G

APPEARANCES AGAINST: Gary I. Wigoda

MINUTES OF MEETING:  
June 18, 1999

PREMISES AFFECTED- 3125 N. Clifton Avenue

SUBJECT- Objector's Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

APPEAL DISMISSED FOR  
WANT OF PROSECUTION.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

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

**APPLICANT:** Aaron Zackarias\* **CAL. NO.** 201-99-A  
**APPEARANCES FOR:** James Durkin, Aaron Zackarias **MAP NO.** 7-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 18, 1999  
**PREMISES AFFECTED-** 2900 N. Damen 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, Aaron Zacharias\*, owner, on April 19, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 4 dwelling units in lieu of a store and 3 dwelling units in an existing 2-story building, in an R4 General Residence District, on premises at 2900 N. Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 8, 1999, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.5-4, 7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1999; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in n R4 General Residence District; that the subject site is improved with a 2-story brick 3-dwelling unit building; that the appellant seeks to convert a non-conforming former tavern to a conforming dwelling unit for a total of 4 dwelling units; that the change of use from a non-conforming tavern to a conforming dwelling unit is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify 4 dwelling units in lieu of a store and 3-dwelling units for a total of 4 dwelling units with no on site parking spaces required, on premises at 2900 N. Damen Avenue, upon condition that the building is brought into compliance with applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

\*Amended at the public hearing.

**MINUTES OF MEETING**

June 18, 1999

Cal. No. 208-98-S and

Cal. No. 209-98-Z

Bernard I. Citron, for 130 S. Morgan L.L.C., applicant, presented a written request for an extension of time in which to obtain necessary building permits for the establishment of dwelling units below the 2nd floor (accessory parking) in a proposed 8-story 150 dwelling unit building, in a B4-4 Restricted Service District, on premises at 130 S. Morgan Street; and to permit the erection of the aforesaid building, whose east front yard will be 2.5' instead of 15' and with no west rear yard instead of 30', which applications were approved by the Zoning Board of Appeals on June 19, 1998, in Cal. Nos. 208-99-S and 209-98-Z.

Mr. Citron stated that the request for an extension of time is due to a problem with the tenant leaving the building and also issues with the City of Chicago Building Department, the applicant has not been able to make its final application for building permits on this project.

Vice Chairman Martin moved that the request be granted and the time in which to obtain necessary building permits be extended to June 19, 2000. The motion prevailed by yeas and nays as follows:

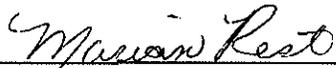
Yeas- Martin, Konstantelos, McCabe-Miele. Nays- None. Absent- Spingola.

MINUTES OF MEETING

June 18, 1999

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

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, July 16, 1999.

  
\_\_\_\_\_  
Secretary