

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

**APPLICANT:** Daniel Alpert **CAL NO.:** 210-01-Z  
**APPEARANCE FOR:** Bernard I. Citron, Daniel Alpert **MAP NO.:** 13-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 15, 2001  
**PREMISES AFFECTED:** 1618 W. Carmen Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence, the erection of a 3rd floor dormer addition to an existing 2-story frame 2 dwelling unit building whose east side yard will be 3.17' instead of 5.93', whose westside yard will be 3' instead of 5.93' and which addition will result in a 9% increase (266.17 sq. ft.) in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance.

**ACTION OF BOARD--**

VARIATION GRANTED.

**COPY**

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
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 15, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 14, 2001; 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; that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that 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:** Ronald and Catherine Clarke **CAL NO.:** 211-01-Z  
**APPEARANCE FOR:** Ronald Clark **MAP NO.:** 7-1  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 15, 2001  
**PREMISES AFFECTED:** 2416 W. Fletcher Street  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence, the erection of a 2nd floor addition to an existing 1-story with basement single family dwelling whose front yard will be 14' instead of 18.75' and whose west side yard .35' instead of 2.5'.

**ACTION OF BOARD--**

**COPY**

**THE VOTE**

VARIATION GRANTED.

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	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 15, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 14, 2001; 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; that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that 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:** Michael Schubert  
**APPEARANCE FOR:** Michael Schubert  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED:** 901 W. 31st Street

**CAL NO.:** 212-01-Z  
**MAP NO.:** 8-G  
**MINUTES OF MEETING:**  
 June 15, 2001

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence, the conversion of an existing 1-story brick and masonry commercial building to a single family residence with no front yard instead of 20', no east and west side yards instead of 5' each, no rear yard instead of 30' and to allow a new mezzanines to be added to the interior and which addition will result in a 15% increase the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance.

**ACTION OF BOARD--**

VARIATION GRANTED.

**COPY**

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
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 15, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 14, 2001; 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; that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that 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:** Michael A. Lowery **CAL NO.:** 213-01-Z  
**APPEARANCE FOR:** Michael A. Lowery **MAP NO.:** 12-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 15, 2001  
**PREMISES AFFECTED:** 4825-29 S. Prairie Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence, the erection of a 3-story open rear porch to an existing 3-story 9 dwelling unit residential building with no south side yard instead of 6.5'.

**ACTION OF BOARD--**

**COPY**

VARIATION GRANTED.

**THE VOTE**

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	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 15, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 14, 2001; 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; that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that 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:** Diane Cholke and Jeff Petterson **CAL NO.:** 214-01-Z  
**APPEARANCE FOR:** Charles Manshio, Diane Cholke, Jeff Peterson **MAP NO.:** 9-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:** June 15, 2001  
**PREMISES AFFECTED:** 3815 N. Paulina Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence, the erection of a dormer addition on the 3rd floor of an existing 2-story 2 dwelling unit building whose north side yard will be 2.17' instead of 2.5', south side yard will be .53' instead of 2.5' and which addition will result in a 291 foot increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance.

**ACTION OF BOARD--**

VARIATION GRANTED.

**COPY**

**THE VOTE**

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

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	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 15, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 14, 2001; 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; that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that 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:** Makki Masjid, Inc. **CAL NO.:** 216-01-Z  
**APPEARANCE FOR:** James J. Banks, Siraj Patel **MAP NO.:** 13-J  
**APPEARANCES AGAINST:** Nancy Schroeder et al. **MINUTES OF MEETING:**  
 June 15, 2001  
**PREMISES AFFECTED:** 3418 W. Ainslie Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence, the erection of a 2nd story addition to an existing 1 ½-story brick mosque building whose front yard will be of zero instead of 9.5' to allow for the establishment of a parking lot at the east end of the property and to reduce the rear yard to 3.3' instead of 30'.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

**COPY**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
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 15, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 14, 2001; 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 7,150 sq. ft. lot improved with a 1 ½ story brick building occupied by an Islamic house of worship (mosque); that the applicant has been located at the subject site since April, 1997; that the applicant seeks to renovate the existing building which has fire damage and to erect a 2<sup>nd</sup> story addition; that the applicant congregation has approximately 80 members and holds 5 daily prayer services with an average of 10 to 20 persons attending each service, with the exception of the Friday mid-day prayer service which has a larger attendance; that the majority of the congregation walks to the prayer services; 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 yard variations requested are necessary to provide for a new prayer hall on the first floor in the renovation of the existing building and a full 2<sup>nd</sup> floor to contain space for children's programs and to provide space for 9 on-site parking spaces; that the plight of the owner is due to the necessity of providing additional space to meet the needs of the congregation and to provide on-site parking necessitated by the addition to the existing building; that the proposed second story addition will follow the footprint of the existing building, and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: George Claudio

CAL NO.: 217-01-S

APPEARANCE FOR: None

MAP NO.: 11-J

APPEARANCES AGAINST:

MINUTES OF MEETING:  
June 15, 2001

PREMISES AFFECTED: 4267 N. Elston 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 hand car washing and detailing facility in an existing 1-story brick building in a C1-1 Restricted Commercial District.

**ACTION OF BOARD--**

**COPY**

CASE DISMISSED FOR  
WANT OF PROSECUTION.

**THE VOTE**

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

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

**APPLICANT:** Cambodian Association of Illinois **CAL NO.:** 218-01-S  
**APPEARANCE FOR:** John A. Fritchey **MAP NO.:** 11-1  
**APPEARANCES AGAINST:** Esther Gonzalez, Jon Tomas **MINUTES OF MEETING:**  
June 15, 2001  
**PREMISES AFFECTED:** 2831 W. Lawrence 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 community center in an existing 2-story brick building in a B4-2 Restricted Service District.

**COPY**

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
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 15, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 14, 2001; 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 B4-2 Restricted Service District; that the subject site is improved with a 2-story brick building; that the applicant proposes to establish a community center in the building at the subject site; that the proposed use is necessary for the public convenience at this location in that the community center will serve the growing Cambodian community in the city by providing job training, placement, counseling services and youth programs; that the proposed community center will also contain an art gallery and museum space pertaining to Cambodian history and culture; 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 be compatible with the existing mixed residential and business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood 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 area at the rear of the existing building shall be use solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said parking area at any time;

(Additional comments follow on page 11a.)

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

**COPY**

**MINUTES OF MEETING**

June 15, 2001

Cal. No. 218-01-S

That the lot shall be improved with a compacted macadam base, not less than four inches thick and 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 a 6 feet high solid wood screening fence shall be provided on the west and south lot lines, excepting the driveway;

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

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

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:** Cambodian Association of Illinois **CAL NO.:** 219-01-Z  
**APPEARANCE FOR:** John A. Fritchey **MAP NO.:** 11-I  
**APPEARANCES AGAINST:** Esther Gonzalez, Jon Tomas **MINUTES OF MEETING:**  
 June 15, 2001  
**PREMISES AFFECTED:** 2831 W. Lawrence Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection a 3-story addition to an existing 2-story masonry building with a no front yard instead of 15' and no east or west side yards instead of 5' each.

**ACTION OF BOARD--**

VARIATION GRANTED.

**COPY**

**THE VOTE**

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

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	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 15, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 14, 2001; 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 B4-2 Restricted Service District; that the subject site is a 50' x 125' lot improved with a 2-story brick building; that on June 15, 2001, the Zoning Board of Appeals approved in Cal. No. 218-00-S; the establishment of a community center in an existing 2-story brick building at the subject site; that the applicant proposes to erect a 3-story addition to the existing 2-story building; 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 variations requested are necessary to provide an addition with adequate space for the proposed community center's activities and programs; that the plight of the owner is due to unique circumstances in that the yard set backs sought are necessary in order to align the proposed addition with the existing 2-story building; that the proposed addition will not impair an adequate supply of light and air to adjacent properties; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that 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:** McDonald's Corporation **CAL NO.:** 221-01-S  
**APPEARANCE FOR:** Amy C. Kurson, Rich Neubauer **MAP NO.:** 15-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 15, 2001  
**PREMISES AFFECTED:** 6231 N. Broadway 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 a new McDonald's Restaurant in a C2-3 General Commercial District.

**ACTION OF BOARD--**

**COPY**

**THE VOTE**

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
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 15, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 14, 2001; 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 followin: 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 proposed drive through facility in conjunction with a proposed new McDonald's Restaurant shall be constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by McDonald's Corporation, dated March 23, 2001, and that the final landscape plan shall be approved by the Department of Planning and Development.

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

**APPLICANT:** McDonald's Corporation **CAL NO.:** 222-01-S  
**APPEARANCE FOR:** Amy C. Kurson, Rich Neubauer **MAP NO.:** 20-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 15, 2001  
**PREMISES AFFECTED:** 8415 S. Pulaski 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 drive-through facility in a proposed McDonald's restaurant to replace an existing McDonald's in a B4-1 Restricted Service District.

**ACTION OF BOARD--**

**COPY**

APPLICATION APPROVED.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
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 15, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 14, 2001; 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 proposed drive-through facility in conjunction with a proposed new McDonald's Restaurant shall be constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by McDonald's Corporation, dated March 23, 2001, and that the final landscape plan shall be approved by the Department of Planning and Development.

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

**APPLICANT:** Young Israel of West Rogers Park **CAL NO.:** 223-01-S  
**APPEARANCE FOR:** Jeffrey H. Brochin, Rabbi Elisha Praro **MAP NO.:** 19-1  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 15, 2001  
**PREMISES AFFECTED:** 2704-06 W. Touhy 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 synagogue with 51 seats on the 1st floor of an existing 3-story brick building in a B4-1 Restricted Service District.

**ACTION OF BOARD--**

**COPY**

APPLICATION APPROVED.

**THE VOTE**

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	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 15, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 14, 2001; 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 applicant is an Orthodox Jewish congregation whose members are prohibited from using vehicular transportation on the Sabbath and Holidays; that no additional off-street parking spaces are required; 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:** Otis G. Dominique **CAL NO.:** 224-01-S  
**APPEARANCE FOR:** Otis G. Dominique, Irma Ward **MAP NO.:** 18-1  
**APPEARANCES AGAINST:** George Nebe **MINUTES OF MEETING:**  
June 15, 2001  
**PREMISES AFFECTED:** 2617 W. 71st 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 church with 35 seats within an existing 1-story brick building in a B2-1 Restricted Retail District.

**ACTION OF BOARD--**

**COPY**

**THE VOTE**

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
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 15, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 14, 2001; 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 B2-1 Restricted Retail District; that the subject site is improved with a 1-story brick building and has three vehicle parking spaces in the rear of the property; 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 be compatible with existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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:** Raven Theatre Company **CAL NO.:** 225-01-S  
**APPEARANCE FOR:** Mark Yates, Michael Menendian **MAP NO.:** 15-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 15, 2001  
**PREMISES AFFECTED:** 6157 N. Clark 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 219 seat theatrical community center with 22 off-street parking spaces in an existing 1-story building in a C1-2 Restricted Commercial District.

**ACTION OF BOARD--**

**COPY**

**THE VOTE**

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
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 15, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 14, 2001; 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:** Raven Theatre Company **CAL NO.:** 226-01-Z  
**APPEARANCE FOR:** Mark Yates, Michael Menendian **MAP NO.:** 15-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 15, 2001  
**PREMISES AFFECTED:** 6157 N. Clark Street  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-2 Restricted Commercial District, the establishment of a public place of amusement (within an existing community theatre) within 125' of an R3 General Residence District.

**ACTION OF BOARD--**

VARIATION GRANTED.

**COPY**

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
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 15, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 14, 2001; 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 15, 2001, the Zoning Board of Appeals approved, in Cal. No. 225-01-S, the establishment of a 219 seat theatrical community center with 22 off-street parking spaces, in an existing 1-story 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; that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that 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:** Old Kent Bank TR #16849 **CAL NO.:** 227-01-S  
**APPEARANCE FOR:** Gary I. Wigoda **MAP NO.:** 4-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 15, 2001  
**PREMISES AFFECTED:** 1612 S. Indiana Avenue

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

**ACTION OF BOARD--**

**COPY**

**THE VOTE**

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
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 15, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 14, 2001; 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:** SFA Development I, L.L.C. **CAL NO.:** 231-01-S  
**APPEARANCE FOR:** Bernard I.Citron **MAP NO.:** 11-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 15, 2001  
**PREMISES AFFECTED:** 4338-48 N. Leavitt 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 residential units below the 2nd floor in a proposed 8 dwelling townhouse building in a B4-3 Restricted Service District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**COPY**

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
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 15, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 14, 2001; 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:** SFA Development I, L.L.C. **CAL NO.:** 232-01-Z  
**APPEARANCE FOR:** Bernard I. Citron **MAP NO.:** 11-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 15, 2001  
**PREMISES AFFECTED:** 4338-48 N. Leavitt Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, the construction of a 8 dwelling unit townhouse building with residential units below the 2nd floor and with no front yard instead of the required 10'.

**ACTION OF BOARD--**

**COPY**

VARIATION GRANTED.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
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 15, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 14, 2001; 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 15, 2001, the Zoning Board of Appeals, approved, in Cal. No. 231-01-S, the establishment of residential units below the 2<sup>nd</sup> floor in a proposed 8 dwelling unit townhouse 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; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

**APPLICANT:** Chicago Board of Education **CAL NO.:** 235-01-S  
**APPEARANCE FOR:** Francine Lynch **MAP NO.:** 16-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 15, 2001  
**PREMISES AFFECTED:** 6515 S. Ashland Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the expansion of the existing 2-story Bunche Public School with a mid-point reduction and whose 2-story addition contains an ADA elevator and entrances in an R3 General Residence/C1-2 Restricted Commercial District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**COPY**

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
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 15, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 14, 2001; 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:** Chicago Board of Education **CAL NO.:** 236-01-Z  
**APPEARANCE FOR:** Francine Lynch **MAP NO.:** 16-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 15, 2001  
**PREMISES AFFECTED:** 6515 S. Ashland Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence/C1-2 Restricted Commercial District, the erection of a 2-story addition to the existing 2-story Bunche Public School to provide an ADA elevator and ADA entrances which addition will have an east front yard of 7' instead of 20' on a through lot.

**ACTION OF BOARD--**

VARIATION GRANTED

COPY

**THE VOTE**

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	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 15, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 14, 2001; 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 15, 2001, the Zoning Board of Appeals approved in Cal. No. 235-01-S, the expansion of the existing 2-story Bunche Public School, at the subject site, with a mid-point reduction to zero and whose 2-story addition contains an ADA elevator and entrances; 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; that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that 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:** Jacques Pele **CAL NO.:** 237-01-Z  
**APPEARANCE FOR:** Mark J. Kupiec, Jacques Pele **MAP NO.:** 3-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 15, 2001  
**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, a reduction of the rear yard requirement from 30' to zero, the front yard to 3.86' instead of 15', the west side yard to .72' instead of 2.9', to reduce the existing one car parking space to zero, to increase the floor area by not more than 15% in order to construct a laundry room were the garage now stands and to construct open 4' x 9'6" balconies on the 3rd and 4th floors of an existing 4-story 12 unit apartment building.

**ACTION OF BOARD--**

VARIATION GRANTED.

**COPY**

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
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 15, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 14, 2001; 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; that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that 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:** Joe Pickus **CAL NO.:** 233-01-S  
**APPEARANCE FOR:** Thomas S. Moore, Joe Pickus **MAP NO.:** 13-G  
**APPEARANCES AGAINST:** Karen Goldblatt **MINUTES OF MEETING:**  
 June 15, 2001  
**PREMISES AFFECTED:** 5556 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 residential use below the 2nd floor in a proposed 40 dwelling unit (condominium) building whose 1st floor will be primarily dedicated for required parking in a B4-4 Restricted Service District.

**ACTION OF BOARD--**

**COPY**

**THE VOTE**

APPLICATION APPROVED.

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

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	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 15, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 14, 2001; 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 B4-4 Restricted Service District; that the subject site is a 150.13' x 150' lot located on the southwest corner of N. Sheridan Road and W. Bryn Mawr Avenue formerly occupied by a gasoline service station; that the applicant is seeking to establish at the subject site residential use below the 2<sup>nd</sup> floor in a proposed 40 condominium dwelling unit building whose 1<sup>st</sup> floor will be primarily dedicated for required parking; that the proposed use is necessary for the public convenience at this location in that there is no demand for business improvements in the area and a continuing demand for dwelling units with off-street parking; that the public health, safety and welfare will be adequately protected in the design and location of the proposed residential development which will provide 95 interior parking spaces; and that the proposed use will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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 spaces dedicated as required parking for the 40 condominium dwelling units shall be maintained and operated in conformance with Section 11.5.2 of the zoning ordinance.

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

APPLICANT: Javier Diaz

CAL NO.: 241-01-A

APPEARANCE FOR: None

MAP NO.: 14-1

APPEARANCES AGAINST:

MINUTES OF MEETING:  
June 15, 2001

PREMISES AFFECTED: 5817 S. Rockwell Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

**THE VOTE**

CASE DISMISSED FOR  
WANT OF PROSECUTION.

**COPY**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

**APPLICANT:** Circle Family Care Inc. **CAL NO.:** 244-01-A  
**APPEARANCE FOR:** Len Sharber, Elaine Norwood **MAP NO.:** 1-M  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 15, 2001  
**PREMISES AFFECTED:** 115 N. Parkside Avenue  
**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

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

**COPY**

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Circle Family Care, Inc., for Circle Urban Ministries, owner, on April 11, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify a community health center in a 4 story brick building, in an R4 General Residence District, on premises at 115 N. Parkside Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 10, 2001, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.4-4."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 2001; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the subject site is improved with a 4-story brick building; that on May 19, 1995, Circle Urban Ministries, the owner of the subject property, was granted a special use by the Zoning Board of Appeals for the establishment of a community center at the subject site, in Cal. No. 121-95-S, that the community center provided a health center consisting of a family practice medical clinic, dental clinic and other services; that the subject health center subsequently required more operating space and was moved from one part of the subject building to another part, which resulted in a change in the address; that the appellant was denied a business license due to the address change; that testimony presented indicates that community center activities will be located on the first floor of the subject building and that health center services and offices will be located on other floors; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify a community health center in a 4-story brick building, on premises at 115 N. Parkside Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

**APPLICANT:** Juventino Martinez **CAL NO.:** 243-01-A  
**APPEARANCE FOR:** Juventino Martinez, Carol Melero **MAP NO.:** 6-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 15, 2001  
**PREMISES AFFECTED:** 2038 W. Coulter Street  
**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**COPY**

**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  
 BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Juventino Martinez, for Juan Pozo, owner, on April 6, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a grocery store, with sale of tobacco, in a 3 ½ story brick store and apartment building, in an R3 General Residence District, on premises at 2038 W. Coulter Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 3, 2001, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-3."  
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 2001; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 3 ½ story brick store and apartment building; that the appellant seeks to establish a grocery store with the sale of tobacco at the subject site; that testimony presented indicates that the store premises was occupied by a non-conforming business which ceased operation 2 years ago; that at some time up to about 4 months ago the premises was occupied by a church, a permitted use in an R3 General Residence District; that under Sections 6.4-5 and 6.4-7 of the zoning ordinance, the Board has no authority to permit the establishment of a non-conforming grocery business in a store premises previously occupied by a use permitted in the R3 zoning district; 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:** Alexander Samardzija **CAL NO.:** 245-01-A  
**APPEARANCE FOR:** John J. Pikarski, Jr., Alexander Samardzija, **MAP NO.:** 9-H  
 Danica Samardzija  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 15, 2001  
**PREMISES AFFECTED:** 3759 W. Damen Avenue  
**NATURE OF REQUEST:** 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.

**COPY**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Alexander Samardzija, owner, on April 12, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of food service and the issuance of a food license to an existing tavern, in an R4 General Residence District, on premises at 3759 W. Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 10, 2001, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-4."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 2001; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 2-story brick store and apartment building; that the subject legal non-conforming tavern has been located at the subject site for many years; that the last food license was issued in 1987; that the food license lapsed due to the death of the owner's husband and her inability to find dependable kitchen help; that in the interim period the kitchen facilities remained in place; that the appellant is seeking a food license in order to re-establish a limited food service in the tavern; that testimony presented indicates that less than one-third of the tavern's gross income will be from the proposed food service; that the proposed food service is subordinate in scope and clearly accessory to the principal tavern business; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of the 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 allow the establishment of food service and the issuance of a food license, as an accessory use only, to an existing tavern, on premises at 3759 W. Damen Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.