

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 on Room 569 County Building, 118 N. Clark Street on March 20, 1998  
at 9:00 A.M. and 2:00 P.M.

The following members were present and constituted a quorum:

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

**MINUTES OF MEETING**  
March 20, 1998

Member Konstantelos moved that the Board approve the minutes of the proceedings of the regular meeting held on February 20, 1998 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

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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:** Milton Zale **CAL. NO.** 81-98-Z  
**APPEARANCES FOR:** Joseph P. Gattuso, Milton & Nina Zale **MAP NO.** 5-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
February 20, 1998  
**PREMISES AFFECTED--** 1929 N. Cleveland Avenue

**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 2 & 3 story with English basement single-family dwelling, whose front yard will be 12.49' instead of 14.76' and with no north side yard instead of 2.4'.

**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 February 20, 1998 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on February 2, 1998; 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:** Mark and Kristine Limanni  
**APPEARANCES FOR:** Mark Limanni  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED--** 6010 W. Waveland Avenue

**CAL. NO.** 82-98-Z

**MAP NO.** 9-M

**MINUTES OF MEETING**  
 March 20, 1998

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single- Family Residence District, the erection of a 2nd story addition to a 1-story brick and frame single family dwelling, whose east side yard will be 3.07' and whose west side yard will be 4.73' instead of combined side yards of 9.9' and neither side yard less than 3.3'.\*

**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 March 20, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 1998; 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.

\*Amended at the public hearing.

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

**APPLICANT:** Mohammad A. Farooqui **CAL. NO.** 83-98-Z  
**APPEARANCES FOR:** Nancy Nowak Sander, Mohammad A. Farooqui **MAP NO.** 13-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
**PREMISES AFFECTED--** 4832 N. Lawndale Avenue **March 20, 1998**

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the certification of an existing 2-story brick and frame building as two dwelling units and the erection of a 2-story addition to the rear, whose north side yard will be 3' instead of 5' and whose lot area is 4,695 sq.ft. instead of 5,000 sq.ft. required (6.1% reduction).

**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 March 20, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 1998; 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:** Scott E. Paschal

**CAL. NO.** 84-98-Z

**APPEARANCES FOR:** Scott E. Paschal

**MAP NO.** 5-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
March 20, 1998

**PREMISES AFFECTED--** 2064 N. Hoyne Avenue

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the dormering of the attic of a 2 ½ story brick and frame single family dwelling on the rear of the lot additionally improved with a 2-story brick two dwelling unit building on the front of the lot, whose north side yard will be 0.85' and whose south side yard will be 2.5' instead of side yards of 5.36' each, with no rear yard instead of 30', and which dormering will result in a 12% (433 sq.ft.) increase in the amount of floor area existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance.

**ACTION OF BOARD--**

**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 March 20, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 1998; 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:** Daniel Lee Tonkel & Mary Lawrence Tonkel      **CAL. NO.** 85-98-Z  
**APPEARANCES FOR:** Mary Lawrence Tonkel      **MAP NO.** 5-H  
**APPEARANCES AGAINST:** None      **MINUTES OF MEETING**  
March 20, 1998  
**PREMISES AFFECTED--** 2016 N. Wolcott 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 7.5' x 8.5' ground floor enclosed entry vestibule and an open staircase to the 2nd floor unit to the front of a 3-story brick 3-dwelling unit building, whose front yard will be 6 inches instead of 20' and which addition will result in a 64 sq.ft. increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 1998; 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:** Michael Lerner

**CAL. NO.** 86-98-Z

**APPEARANCES FOR:** Michael Lerner

**MAP NO.** 15-J

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
March 20, 1998

**PREMISES AFFECTED--** 3700 W. Granville Avenue

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of 1st floor and 2nd story additions totaling 2,159 sq.ft. to a 1-story brick single-family dwelling, whose west rear yard will be 10.87' instead of 30' and whose maximum floor area ratio will be 0.58 instead of 0.50.

**ACTION OF BOARD--**

CASE CONTINUED TO  
MAY 15, 1998.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		



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

**APPLICANT:** Metzler / Hull Davelopment Co. **CAL. NO 87-98-Z**  
**APPEARANCES FOR:** Dennis Aukstik, Jay Metzler **MAP NO. 5-F**  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
March 20, 1998  
**PREMISES AFFECTED--** 1816 N. Cleveland Avenue

**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 4-story single-family dwelling with breezeway attachment to a 21' x 20' garage, whose front yard will be 7.5' instead of 14.2', whose north side yard will be 8 inches for the building and 8 inches\* for the breezeway and whose south side yard will be 1.33' instead of 2.4' each.

**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 March 20, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 1998; 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.

\*Amended at the hearing.

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

APPLICANT: Edward G. Donley

CAL. NO. 88-98-Z

APPEARANCES FOR: Edward G. Donley

MAP NO. 5-H

APPEARANCES AGAINST: None

MINUTES OF MEETING

March 20, 1998

PREMISES AFFECTED-- 1629 N. Wood 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 2-story single-family dwelling, whose front yard will be 4.5' instead of 19.8', whose north side yard will be 1' and whose south side yard will be 3' instead of 6.4' 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 March 20, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 1998; 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:** Central Sates Joint Board International Union , AFL / CIO

**CAL. NO.** 89-98-S

**APPEARANCES FOR:** William F. Dart, Jeffery Keating

**MAP NO.** 1-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**

**PREMISES AFFECTED--** 1951 W. Erie Street

March 20, 1998

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 10 private passenger automobiles, in a C1-2 Restricted Commercial District, to serve a union hall at 1950 W. Erie Street.

**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 March 20, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 1998; 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 of employees of the applicant organization and that no commercial vehicles shall be parked upon said lot at any time;

(Additional conditions follow on page 10a.)

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

**MINUTES OF MEETING**

March 20, 1998

Cal. No. 89-98-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 chain link fencing with metal slats incorporated into the fencing shall be provided on the east and west property lines;

That lighting and striping shall be provided; that concrete bumper guards shall be provided;

That ingress shall be from W. Erie Street; that egress shall be via the alley on the south property line provided that a waiver of the alley barrier requirement is obtained from the City Council; that the Erie Street driveway shall be constructed in accordance with applicable ordinances;

That the lot shall open between the hours of 8 A.M. and 5 P.M. and shall be securely locked when not in use by the applicant;

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

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

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

**APPLICANT:** Central States Joint Board International Union, AFL / CIO **CAL. NO.** 90-98-Z

**APPEARANCES FOR:** William F. Dart, Jeffery Keating **MAP NO.** 1-H

**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
March 20, 1998

**PREMISES AFFECTED--** 1951 W. Erie 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 an off-site accessory parking lot for 10 private passenger automobiles, with no transitional front yard instead of 19.44'.

**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 March 20, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 1998; 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 20, 1998, in Cal. No. 89-98-S, the Board approved the applicant's special use application for the establishment of an off-site parking lot for 10 private passenger automobiles, on premises at 1951 W. Erie Street, to serve a union hall at 1950 W. Erie Street; 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:** Domingo and Teresita Cabal

**CAL. NO.** 91-98-S

**APPEARANCES FOR:** Kenneth Roseburg

**MAP NO.** 11-I

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**  
March 20, 1998

**PREMISES AFFECTED--** 3148 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 pawn shop in conjunction with a jewelry business in a 1-story brick building, in a B4-1 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**

<b>APPLICANT:</b>	Michael Roche	<b>CAL. NO.</b> 92-98-S
<b>APPEARANCES FOR:</b>	Aaron Spivak, Michael Roche	<b>MAP NO.</b> 3-F
<b>APPEARANCES AGAINST:</b>	Daniel Sampson, Holly Krevitz	<b>MINUTES OF MEETING</b> March 20, 1998
<b>PREMISES AFFECTED--</b>	1423-25 N. Sedgwick Street	

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor (accessory parking) in a proposed 1 & 6 story 8 dwelling unit building, in a B4-3 Restricted Service District.

**ACTION OF BOARD--**

APPLICATION DENIED.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 1998; 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 13, 1994, the City Council rezoned the subject site from C1-3 Restricted Commercial to B4-3 Restricted Service; that the subject site is a 50' x 102' lot with no alley access and is improved with a vacant 2-story building; that the applicant proposes to erect a 1 and 6 story 8-dwelling unit building with dwelling units below the 2nd floor (accessory parking) at the subject site; that no evidence was presented to indicate that the proposed use is necessary for the public convenience at this location nor that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use; that the proposed use is not in character with the predominantly business character of N. Sedgwick Street; it is therefore

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

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

**APPLICANT:** Michael Roche **CAL. NO.** 93-98-Z  
**APPEARANCES FOR:** Aaron Spivak, Michael Roche **MAP NO.** 3-F  
**APPEARANCES AGAINST:** Daniel Sampson, Holly Krevitz **MINUTES OF MEETING**  
March 20, 1998  
**PREMISES AFFECTED--** 1423-25 N. Sedgwick 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 erection of a 1 & 6 story 8 dwelling unit building, whose front yard will be 4' instead of 12.24', whose side yards will be 3' each instead of 5' each, whose rear yard will be 23.33' instead of 30', and with no provision for one required loading berth.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION DENIED.

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

AFFIRMATIVE	NEGATIVE	AUSENT
	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 March 20, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 1998; 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 20, 1998, the Zoning Board of Appeals denied the applicant's special use application for the establishment of dwelling units below the 2nd floor (accessory parking) in a proposed 1 & 6 story 8-dwelling unit building at the subject site, in Cal No 92-98-S; that no evidence was presented to indicate that the variations requested are necessary to obtain a reasonable return on the subject property or that the plight of the owner was not self-created; that the proposed 3 foot south side yard setback will place the proposed residential building too close to an abutting horse stable and riding academy which conducts business 24 hours, 7 days a week; that provision of accessory parking below the 2nd floor necessitates a driveway onto N. Sedgwick Street which eliminates an on-street parking space in this congested neighborhood; that the subject site has no alley access and the waiver of the one required loading berth will cause serious traffic congestion during tenant in and out movements; that the proposed use is not compatible with the existing business character of N. Sedgwick Street in this area and will alter the essential character of the locality; that the denial by the Zoning Board of Appeals of the applicant's special use application negates the need for the variations requested in the instant case; 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:** Mt. Calvary Baptist Church **CAL. NO.** 94-98-S  
**APPEARANCES FOR:** Joel L. Greenblat, Rev. Craig S. Brown **MAP NO.** 28-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
March 20, 1998  
**PREMISES AFFECTED--** 1259 W. 111th Street

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the erection of a 1-story 600-seat church addition to the west side of a 3-story church activity building (approved by the Board on 11/19/76 - Cal. No. 287-76-S), in a B2-1 Restricted Retail District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 1998; 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:** Yesenia Samaniego

**CAL. NO.** 95-98-S

**APPEARANCES FOR:** Yesenia Samaniego

**MAP NO.** 5-K

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
March 20, 1998

**PREMISES AFFECTED--** 1633 N. Cicero 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 automobile laundry (car wash) in an existing 1-story brick building, in a C2-1 General Commercial District.

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
MAY 15, 1998.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** Roscoe Ventures Corp.

**CAL. NO.** 96-98-S

**APPEARANCES FOR:** Bernard I. Citron

**MAP NO.** 9-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
March 20, 1998

**PREMISES AFFECTED--** 2252 W. Roscoe 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 dwelling unit below the 2nd floor in a proposed 3-story 3dwelling unit building, in a B2-2 Restricted Retail District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 1998; 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:** Sandro Miller  
**APPEARANCES FOR:** Maureen Pikarski  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED--** 2540 W. Huron Street

**CAL. NO.** 97-98-Z

**MAP NO.** 1-1

**MINUTES OF MEETING**  
 March 20, 1998

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 2nd story dwelling unit addition to a 1-story brick photo studio building, whose transitional front yard will be 12.59' instead of 20', with no transitional east side yard instead of 2.5', and with no 30' rear yard required for the 2nd floor dwelling unit.

**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 March 20, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 1998; 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:** Lynda Cass **CAL. NO. 98-98-A\***

**APPEARANCES FOR:** Maureen Pikarski, Lynda Cass **MAP NO. 3-G**

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

**PREMISES AFFECTED-** 1122 N. Milwaukee Avenue March 20, 1998

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

**ACTION OF BOARD--**

**THE VOTE**

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

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

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

**THE RESOLUTION:**

WHEREAS, Lynda Cass, for Lynda Cass, Laurence Hegerty & David Raccuglia, owner, on February 3, 1998, filed an application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a dwelling unit below the 2nd floor in the rehabilitation of an existing 3-story brick building for use as 3 dwelling units, in a B4-2 Restricted Service District, on premises at 1122 N. Milwaukee Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 3, 1998, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.4-4(3)."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1998 after due notice thereof by publication in the Chicago Sun-Times on March 2, 1998; and

WHEREAS, the district maps show that the premises is located in a B4-2 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the subject site is improved with a 3-story brick building containing business space on the ground floor and a dwelling unit each on the 2nd and 3rd floors; that the applicant is a film producer and proposes to use the ground floor of the subject building as her business work area; that the ground floor will be remodeled into a loft type studio arrangement; that the applicant sometimes will remain overnight while working on a project and is seeking to add a kitchen and bathroom component as part of the studio arrangement; and

WHEREAS, during its deliberation in this matter, the Board amended the application to that of an Appeal from the decision of the Office of the Zoning Administrator, finding that many businesses today have kitchen and bathroom facilities and that the primary use of the ground floor space in the subject site building will be that of a film producing business studio

\*Amended to an Appeal from the decision of the Office of the Zoning Administrator.

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

**MINUTES OF MEETING**

March 20, 1998

Cal. No. 98-98-A

and that the addition of a kitchen facility does not render it a dwelling unit in this case; 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 kitchen facility in the ground floor business area in a 3-story brick store and 2 dwelling unit building, on premises at 1122 N. Milwaukee Avenue, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all 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: SprintCom, Inc.

CAL. NO. 99-98-S

APPEARANCES FOR:

MAP NO. 13-O

APPEARANCES AGAINST:

MINUTES OF MEETING  
March 20, 1998

PREMISES AFFECTED-- 5420 N. Harlem Avenue (rear)

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 wireless communications facility including an 83' high monopole on the rear of the lot (approximately 225' west of N. Harlem Ave.), in an R3 General Residence District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO  
MAY 15, 1998,

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** SprintCom, Inc.

**CAL. NO.** 100-98-Z

**APPEARANCES FOR:**

**MAP NO.** 13-O

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**  
March 20, 1998

**PREMISES AFFECTED--** 5420 N. Harlem Avenue (rear)

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the establishment of a wireless communications facility including an 83' high monopole on the rear of the lot, whose rear yard will be 20' instead of 30'.

**ACTION OF BOARD--**

CASE CONTINUED TO  
MAY 15, 1998.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		



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

**APPLICANT:** Olive Branch Mission **CAL. NO.** 101-98-S  
**APPEARANCES FOR:** Michael J. Quinn, David E. Bates **MAP NO.** 16-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
March 20, 1998  
**PREMISES AFFECTED--** 6310 S. Claremont 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 in a 4-story brick building, in a B2-2 Restricted Retail District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 1998; 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:** Olive Branch Mission **CAL. NO.** 102-98-S  
**APPEARANCES FOR:** Michael J. Quinn, David E. Bates **MAP NO.** 16-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
March 20, 1998  
**PREMISES AFFECTED--** 6314 S. Claremont Avenue

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 11 private passenger automobiles, in an R2 Single-Family Residence District, to satisfy the parking requirement for a transitional residence at 6310 S. Claremont Avenue.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 1998; 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 20, 1998, the Board approved the applicant's special use application for the establishment of a transitional residence in a 4-story brick building, on premises at 6310 S. Claremont Avenue, in Cal. No. 101-98-S; 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 solely for the parking of private passenger automobiles belonging to the transitional residence facility's personnel only and that no commercial vehicles shall be parked upon said lot at any time;

(Additional conditions follow on page 23a.)

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

**MINUTES OF MEETING**

March 20, 1998

Cal. No. 102-98-S

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

That decorative wrought iron type metal fencing shall be provided on the east lot line and west lot line; that a steel beam guard rail shall be provided along the south lot line;

That striping and lighting shall be provided;

That ingress and egress shall be from the alley abutting the site to the north 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 parking lot 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:** Silver Moon Properties **CAL. NO.** 103-98-S  
**APPEARANCES FOR:** James S. Banks, Tom McCarthy **MAP NO.** 5-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
March 20, 1998  
**PREMISES AFFECTED--** 1970 N. Clybourn Avenue

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of retail uses in a proposed 1-story 8,680 sq.ft. building in the buffer zone of Planned Manufacturing District #1.

**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 March 20, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 1998; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the subject site lies within an area designated as Planned Manufacturing District #1; that the PMD is a balanced approach to industrial policy and land use planning on the city's north side, allowing for continued and coordinated industrial investment within an overall planning context sensitive to area wide commercial and residential needs; that the PMD is split into two subdistricts, "A" the core area, which permits only manufacturing and related uses, and "B", the buffer area, which permits manufacturing and related uses but also allows specified commercial and retail uses when approved by the Board as special uses; that the buffer area is designed and intended to promote development of uses compatible with the manufacturing / industrial uses existing in the core area; that the subject site is located in the buffer area and consists of 17,360 sq.ft. and is improved with a 1 and 2-story brick building; that the applicant proposes to erect a 1-story 8,680 sq.ft. retail use building at the subject site; that the proposed retail uses to be established at the subject site are a furniture store and a shoe store; that the uses in the proposed building are those uses deemed viable by the marketplace and, as such, the proposed uses are necessary for the public convenience at this location to provide those retail uses dictated by the needs of the growing number of people living and working in the area; that the public health, safety and welfare will be adequately protected in the design, location and establishment of the proposed uses for the following reasons: that the surrounding existing uses are non-manufacturing in nature and the potential for land use conflicts and nuisances upon these uses is minimal; that there is no evidence that the establishment of the proposed uses would cause any loss of manufacturing jobs in the area; that the development will have no effect on the property values in the core area; that the proposed uses will meet the off-street parking requirements of the PMD ordinance; that the existing

**MINUTES OF MEETING**

March 20, 1998

Cal. No. 103-98-S

street system is sufficiently able to handle the traffic generated by the proposed retail uses; that the subject property was for sale for over two years with no competitive offers made by potential manufacturers; that the proposed retail uses will be compatible with other uses in the buffer area and with parking ingress and egress from N. Marcey Street and N. Clybourn Avenue with a right turn only onto N. Clybourn Avenue, the establishment of the proposed retail uses will not cause substantial injury to the value of other property in the area and will have not deleterious effect upon the manufacturing uses in the core area; 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 conditions:

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

That the establishment of the proposed retail uses shall be consistent with the site plan prepared by Sonoc, Hutter, and Lee, Ltd.;

That parking shall be provided at the ratio of three spaces per 1,000 square feet; that an interior walkway and landscaping as illustrated on the site plan shall be provided; that ingress and egress shall be from driveways located on N. Marcey Street and N. Clybourn Avenue; that there shall be a "No Left Turn" sign located at the N. Clybourn entrance / exit.

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

**APPLICANT:** Frank Morrone **CAL. NO.** 104-98-S  
**APPEARANCES FOR:** Thomas S. Moore, Frank Morrone **MAP NO.** 18-G  
**APPEARANCES AGAINST:** Cora T. Burks et al. **MINUTES OF MEETING**  
March 20, 1998  
**PREMISES AFFECTED--** 7419-53 S. Loomis Street

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

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 1998; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the subject site is located in an M2-2 General Residence District; that the subject site has been zoned Manufacturing since the adoption of the 1923 zoning ordinance; that the subject site has a Loomis Street frontage of 250' with a depth of 200' and is improved with a 1-story auto repair and auto parts building and adjacent auto storage area; that the applicant has conducted business at the subject site since 1970; that the applicant purchases auto wrecks from City of Chicago auto pounds; that the City of Chicago licensing regulations require a junk yard license for the existing used car parts business; that the proposed use is necessary for the public convenience at this location in that it provides a necessary service in the community; that the public health, safety and welfare will be adequately protected in the location and operation of the said use to be operated under the conditions hereinafter set forth; and that the continuation of the subject site as a used auto parts sales and wrecking business is compatible with the existing manufacturing improvements in the district 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):

(Conditions follow on page 25a.)

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March 20, 1998

Cal. No. 104-98-S

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

That a new 8 feet high solid fence shall be erected around the periphery of the subject site, in addition to solid gates at the established entrance(s) and exit(s), which completely obscures all material stored within the subject property;

That there shall be no stacking of vehicles more than 8 feet above the ground;

That the said use at the subject site shall be operated at all times in compliance with applicable regulations of the Department of Environment and in compliance with the performance standards established in Article 10 of the zoning ordinance.

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

**APPLICANT:** Deborah's Place

**CAL. NO.** 105-98-S

**APPEARANCES FOR:** David Reifman, Sister Pat Crowley

**MAP NO.** 7-G

**APPEARANCES AGAINST:** Daniel Amati et al

**MINUTES OF MEETING**

**PREMISES AFFECTED--** 1456 W. Oakdale Avenue

March 20, 1998

**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 30 women in a 3-story brick former convent building, in an R4 General Residence District (SD-3).

**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 March 20, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 1998; 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 (SD-3); that the subject site is improved with a 3-story brick convent building formerly used in association with the St. Alphonsus parish; that the applicant is a not-for-profit agency providing social services for homeless women for the past 13 years; that the applicant proposes to rehabilitate the subject building and establish at the subject site a transitional residence for not more than 30 women to be known as "Marah's"; that the proposed Marah's program is to be the final step for its residents before they move into permanent housing and independent living status; that the average length of residence by women in a Deborah's Place program is 9 to 10 months but they may stay as long as 2 years; that prospective applicants for the transitional residence must be unaccompanied women at least 18 years old and must be free of drugs and alcohol for the prior three months before admittance; that referral agencies must orient prospective residents to ensure that they understand the very structured nature of Marah's program; that residents must satisfy an in-depth screening process; that the participants in the program must fully understand the rules of Marah's as well as their broader responsibilities as law abiding citizens; that the proposed transitional residence will provide supportive counseling, employment assistance, job training and skills development programs, and housing resources; that with the assistance of case managers the residents will apply for and maintain financial benefits for which they are eligible, set and monitor individual goals, and finally work toward the ultimate goal of the program of permanent housing for each resident; that the Board finds that proposed transitional residence, working in cooperation with St. Alphonsus Parish, provides a needed service in the community and is necessary for the public convenience at the subject site location; that the Board finds that the proposed use is designed, located and



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

**MINUTES OF MEETING**

March 20, 1998

Cal. No. 105-98-S

proposed to be operated in such a manner that the public health, safety and welfare will be adequately protected in that the program residents must remain completely clean of drugs and alcohol or be terminated from the program; that criminal activity of any kind will result in immediate termination; that loitering around the facility is strictly prohibited; that visitors to the residence are strictly limited and that only one male visitor a week is permitted only after obtaining advance permission; that Marah's residents may have up to four overnight visits by children during a calendar year; that daily 24 hour security is provided on site; that staff regularly tour the facility and monitor entrances; that the Board finds that the proposed use is consistent with the historical use of the premises as a convent and that with an intended investment in excess of \$1 million to renovate the building, the proposed use will not cause substantial injury to the value of other property in the neighborhood; and

WHEREAS, the Departments of Planning and Development and Human Services of the City of Chicago, the alderman of the 32nd Ward and the Catholic Archdiocese of Chicago have recommended the establishment of the proposed transitional residence at the subject site; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a transitional residence for not more than 30 women in a 3-story brick former convent building, on premises at 1456 W. Oakdale Avenue, upon condition that no use shall be made of the premises as requested until the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; that no alcohol, drugs and criminal behavior shall be permitted or tolerated on site at any time; that professional staff personnel shall be on-site 24 hours daily; that on-site security measures shall be strictly enforced; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED; that the granting of this special use runs only to the applicant herein and if said applicant vacates the subject property or transfers the traditional residence activity to another group or association the special use granted herein shall become null and void; and be it further

RESOLVED; that any deviation from the specified use of the subject premises as a transitional residence for homeless women or any increase in the number of women served, as stated by the applicant and delineated herein, shall cause the special use granted herein to immediately become null and void.

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

**APPLICANT:** John Ward **CAL. NO.** 106-98-A  
**APPEARANCES FOR:** Stacey Rubin Silver, John Ward **MAP NO.** 17-N  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
March 20, 1998  
**PREMISES AFFECTED-** 6413-17 N. Hamilton Avenue  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

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

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

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

**THE RESOLUTION:**

WHEREAS, John Ward, owner, on December 23, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 3-story brick building as 16 dwelling units, in an R4 General Residence District, on premises at 6413-17 N. Hamilton Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 15, 1997, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.5-4, 7.12-2 (9)."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1998; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the subject site is improved with a 3-story brick residential building; that evidence presented indicates that the 3-story building at the subject site has been occupied as 16 dwelling units which includes the subject basement unit since prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the applicant has a right to continue the occupancy of the building as 16 dwelling units provided the basement unit is brought into compliance with building code regulations; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of a 3-story brick building as 16 dwelling units, on premises at 6413-17 N. Hamilton Avenue, upon condition that the basement unit is brought into compliance with applicable building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** M & G Enterprises **CAL. NO.** 107-98-A  
**APPEARANCES FOR:** Mary Melchor, Addie McCaskill **MAP NO.** 22-C  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
March 20, 1998  
**PREMISES AFFECTED-** 9201 S. Stony Island Avenue  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

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

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

**THE RESOLUTION:**

WHEREAS, M & G Enterprises, for Amis Management Corp., owner, on January 16, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the re-establishment of a motel in a 1-story brick former motel building, in a B4-2 Restricted Service District, on premises at 9201 S. Stony Island Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 2, 1998, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-4."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1998; and

WHEREAS, the district maps show that the premises is located in a B4-2 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B4-2 Restricted Service District; that the subject site is improved with a vacant 1-story non-conforming motel building; that the last business license for the motel business was issued in 1995 and was so stated in the denial of zoning certification issued by the Office of the Zoning Administrator on January 2, 1998; that the necessary business license was not renewed for the subsequent years; that the motel has not been legally licensed since 1995; that the appellant now seeks to re-establish the motel use at the subject site; that under Section 6.4-5 of the zoning ordinance a building, structure or portion thereof, all or substantially all of which is designed or intended for a use which is not permitted in the district in which it is located, which is or hereafter becomes vacant and remains unoccupied or is not used for a continuous period of one year, shall not thereafter be occupied or used except by a use which conforms to the use requirements of the district in which it is located; that under Section 6.4-5 the Zoning Board of Appeals has no authority to permit the use requested; it is therefore

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

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

**APPLICANT:** Jeff Jiang

**CAL. NO.** 108-98-A

**APPEARANCES FOR:** None

**MAP NO.** 8-F

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
March 20, 1998

**PREMISES AFFECTED-** 3203 S. Halsted Street

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

**ACTION OF BOARD--**

**THE VOTE**

CASE DISMISSED FOR  
WANT OF PROSECUTION.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** Frank Hernandez

**CAL. NO.** 109-98-A

**APPEARANCES FOR:** Frank Hernandez

**MAP NO.** 8-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
March 20, 1998

**PREMISES AFFECTED-** 1021 W. 31st Place

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

**ACTION OF BOARD--**

**THE VOTE**

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

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

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

**THE RESOLUTION:**

WHEREAS, Frank Hernandez, owner, on January 7, 1998, filed an appeal from the Office of the Zoning Administrator in refusing to certify the use of a 2-story brick building as 4 dwelling units, in an R3 General Residence District, on premises at 1021 W. 31st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 23, 1997, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.5-3, 7.12-1."

and  
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1998; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a 2-story brick residential building; that the evidence presented indicates that the 2-story brick building at the subject site has been occupied as 4 dwelling units since prior to the adoption of the 1942 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the subject building as 4 dwelling units provided the building is brought into compliance with applicable building code regulations; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of a 2-story brick building as 4 dwelling units, on premises at 1021 W. 31st Place, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Robert Crawford

**CAL. NO.** 110-98-A

**APPEARANCES FOR:** Robert Crawford

**MAP NO.** 2-E

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**

March 20, 1998

**PREMISES AFFECTED-** 8 S. Michigan 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, Robert Crawford, for Marc Realty, owner, on January 8, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a psychic reading business on the 20th floor of a 24 story brick office and retail building, in a B6-7 Restricted Central Business District, on premises at 8 S. Michigan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 8, 1998, 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 .3-6."

and  
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1998; and

WHEREAS, the district maps show that the premises is located in a B6-7 Restricted Central Business 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 B6-7 Restricted Central Business District; that the subject site is improved with a 24-story office and retail use building; that the appellant has been operating his business at the subject site since July, 1992; that the appellant testified that he is a psychic/hypnotherapist; that psychic reading is considered an amusement establishment by the Office of the Zoning Administrator and as such, is not a permitted use in a B6-7 zoning district; that under Section 8.3-6 of the zoning ordinance the Board has no authority to permit the use 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:** Yaeko Spoerer **CAL. NO.** 111-98-A  
**APPEARANCES FOR:** Samuel H. Feldman, Yaeko Spoerer **MAP NO.** 13-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
March 20, 1998  
**PREMISES AFFECTED-** 1511 W. Balmoral Avenue  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

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

**THE VOTE**

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

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

**THE RESOLUTION:**

WHEREAS, Yaeko Spoerer, for Samuel H. Feldman, owner, on January 21, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing beauty salon in a 2-story brick store and apartment building, in a B3-2 General Retail District, on premises at 1511 W. Balmoral Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 21, 1998, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-3."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1998; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B3-2 General Retail District; that the subject site is improved with a 2-story brick store and apartment building; that testimony by the owner of the premises indicated that a beauty shop has been located at the subject site for over 50 years; that the use of the premises as a beauty shop was rendered non-conforming when the City Council reclassified beauty shops as a B4 use; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an existing beauty shop in a 2-story brick store and apartment building, on premises at 1511 W. Balmoral 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:** Chicago Board of Education

**CAL. NO.** 112-98-Z

**APPEARANCES FOR:** Terry M. Diamond

**MAP NO.** 5-1

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
March 20, 1998

**PREMISES AFFECTED--** 1831 N. Richmond Street

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 GeneralResidence District, the erection of a 1-story 15,660 sq.ft. annex addition to the southeast side of the Yates Elementary School, whose east front yard will be 5' instead of 20', whose maximum floor area ratio will be 0.95 instead of 0.70, and with no provision for 1 required loading berth.

**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 March 20, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 1998; 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:** Chicago Board of Education

**CAL. NO.** 113-98-S

**APPEARANCES FOR:** Terry M. Diamond

**MAP NO.** 5-1

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
March 20, 1998

**PREMISES AFFECTED--** 1839-45 N. Francisco Avenue

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 18 private passenger automobiles, in an R3 General Residence District, to satisfy the parking requirement for a proposed annex addition to the Yates Elementary School at 1831 N. Richmond Street.

**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 March 20, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 1998; 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 page 34a.)

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

**MINUTES OF MEETING**

March 20, 1998

Cai. No. 113-98-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, properly graded to drain to a sewer or sewers located with the lot which shall be connected by drainage tiles to an established City of Chicago sewer;

That the lot shall be enclosed by a 6 feet high chain link fence on the north, east and south lot lines; that a 5 feet high wrought iron type metal fence with sliding gate shall be provided on the west lot line;

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

That ingress and egress shall be from N. Francisco Avenue; that the alley abutting the site to the east shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances; that the parking lot shall be securely locked when not in use by the Yates Elementary School;

That landscaping shall be provided consistent with the plans prepared by Holibrand and Root;

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:** Public Building Commission of Chicago -  
Chicago Public Library

**CAL. NO.** 114-98-S

**APPEARANCES FOR:**

**MAP NO.** 14-C

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**  
March 20, 1998

**PREMISES AFFECTED--** 2405 E. 100th Street

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a public library in a proposed 7,200 sq.ft. building, in a B2-1 Restricted Retail 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:** Boulos Estafanous **CAL. NO.** 115-98-A  
**APPEARANCES FOR:** Ronald Nagel, Boulas Estafanous **MAP NO.** 15-G  
**APPEARANCES AGAINST:** H. V. Williams **MINUTES OF MEETING**  
March 20, 1998  
**PREMISES AFFECTED-** 5701 N. Sheridan Road  
**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, Boulos Estanfanous, for Hollywood Towers Condominium Assn., owner, on January 5, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the installation of an illuminated business identification sign on the exterior of the south wall of a 29-story apartment building for a beauty salon located within the building, in an R6 General Residence District, on premises at 5701 N. Sheridan Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 8, 1997, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-6 (2)."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1998; and

WHEREAS, the district maps show that the premises is located in an R6 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 R6 General Residence District; that the subject site is improved with a 29-story 541-unit apartment building and is located on the northeast corner of N. Sheridan Road and W. Hollywood Avenue; that a beauty shop has been located at the subject site since the erection of the building in 1962; that there is an entry way to the beauty shop from W. Hollywood Avenue; that testimony presented indicates that access to the beauty shop can be made from the lobby of the existing apartment building but a person must go through three doors to get to the beauty shop; that the said illuminated business identification sign is located on the exterior of the south wall facing W. Hollywood Street; that under Section 7.3-6 of the zoning ordinance, beauty shops are a permitted use in the R6 zoning district, provided they are principally for the convenience and use of residents of apartment buildings and are accessible to the public only through the main lobby; Section 7.3-6 also provides that no advertising display or identification sign shall be visible from outside the building; that the Board has no authority under Section 7.3-6 of the zoning ordinance to permit the said illuminated business identification sign; 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:** Valentino Smith

**CAL. NO.** 116-98-A

**APPEARANCES FOR:** Anthony Viola

**MAP NO.** 20-C

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**

March 20, 1998

**PREMISES AFFECTED-** 2247 E. 83rd Street

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

**ACTION OF BOARD--**

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

**THE RESOLUTION:**

WHEREAS, Valentino Smith, for T. Thervil, owner, on January 28, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the installation of a business sign projecting more than 12 inches into the public way on the front of a 1-story brick store building, in a B1-1 Local Retail District, on premises at 2247 E. 83rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 14, 1998, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.9-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1998; and

WHEREAS, the district maps show that the premises is located in a B1-1 Local Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B1-1 Local Retail District; that the subject site is improved with a 1-story brick multi-store building, one store of which is an Allstate Insurance office operated by the appellant; that the appellant seeks to install a business sign projecting more than 12 inches into the public way in front of the existing store building; that in a B-1 Local Retail District, under Section 8.9-1 of the zoning ordinance, signs shall not project more than 12 inches across the property line into the public way; that the Board has no authority under Section 8.9-1 of the zoning ordinance to permit the use requested; it is therefore

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

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

**APPLICANT:** Olga Litus **CAL. NO.** 117-98-A  
**APPEARANCES FOR:** Leo Litus **MAP NO.** 5-I  
**APPEARANCES AGAINST:** Aaron Spivak, Karen Biazar **MINUTES OF MEETING:**  
March 20, 1998  
**PREMISES AFFECTED-** 3105 W. Palmer Boulevard  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

APPEAL SUSTAINED

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

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

**THE RESOLUTION:**

WHEREAS, Olga Litus, owner of the property at 3101 W. Palmer Boulevard, on January 30, 1998, filed an objector's appeal from the decision of the Office of the Zoning Administrator in granting an Exception to reduce the west side yard to .18' and the east side yard to .15' instead of 3.12' each in order to allow the construction of a 24.42' x 36.5' fourth level addition, and an east and west side fourth level bay window approximately 3'0" x 14' each to an existing 3 dwelling unit building, in an R4 General Residence District, on premises at 3105 W. Palmer Boulevard; and

WHEREAS, on December 18, 1997, the Department of Zoning granted an Exception to the property owner at 3105 W. Palmer Avenue, in Zoning Exception File #97-429-ZE; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1998; 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 subject site is located in an R4 General Residence District; that on December 18, 1997, the Department of Zoning granted an Exception to reduce the west side yard to 0.18' and the east side yard to 0.15' instead of 3.12' each in order to allow the construction of a 24.42' x 36.5' 4th story addition including east and west side bays approximately 3' x 14' each to the existing 3-story 3 dwelling unit building at the subject site; that said addition is completed with the new bays following the line of the existing bays; that the plat of survey presented with the Exception request depicts that the existing east side bay window portion of the building encroaches 0.18' over its east lot line onto the appellant's property; that said survey is unusual in that most surveys depict north as up or at the top whereas this survey is opposite with south depicted as up which may have caused it to be misread; and

WHEREAS, the Board finds that the Exception granted states that the west side yard will be 0.18' and that the east side yard will be 0.15'; that in fact the survey depicts that the existing building's west side yard is 0.15' and that the east side bay windows encroach 0.18' over its east lot line onto the appellant's property and that the newly constructed addition follows the line of the existing bay and also encroaches 0.18'; that the Department of Zoning has no authority to permit the construction to encroach onto the appellant's lot without an authorized easement; it is therefore

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

**MINUTES OF MEETING**

March 20, 1998

Cal. No. 117-98-A

RESOLVED, that the appeal be and it hereby is sustained in that the actual east side yard after construction of the 4th-story addition is contrary to the east side yard granted in the Exception and that the Zoning Administrator shall take whatever action he deems appropriate.

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

**APPLICANT:** Brian J. Levinson  
**APPEARANCES FOR:** Brian J. Levinson  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED--** 3015 W. Fargo Avenue

**CAL. NO.** 118-98-Z  
**MAP NO.** 19-1  
**MINUTES OF MEETING**  
 March 20, 1998

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2nd story and 2-story addition to the rear of a 1 & 2-story brick single-family dwelling, whose combined side yards will equal 8' instead of 9'.\*

**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 March 20, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 1998; 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.

\*Amended at the public hearing.



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

**APPLICANT:** Dubin Residential Communities, Inc.

**CAL. NO.** 14-98-Z

**APPEARANCES FOR:**

**MAP NO.** 1-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**  
March 20, 1998

**PREMISES AFFECTED--** 945 W. Fulton Street

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in a C3-3 Commercial-Manufacturing District, 4th story additions to an existing 3-story building all of which will contain commercial uses on the ground floor and 25 dwelling units above, with no rear yard instead of 30' required for the residential part of the building and with no provision for one required loading berth.

**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:** Dubin Residential Communities, Inc.

**CAL. NO.** 15-98-S

**APPEARANCES FOR:**

**MAP NO.** 1-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**  
March 20, 1998

**PREMISES AFFECTED--** 1001 W. Fulton Street

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 70 private passenger automobiles, in a C3-3 Commercial-Manufacturing District, to serve as both required and non-required parking for 25 dwelling units and commercial uses proposed in the building at 945 W. Fulton Street.

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
MAY 15, 1998.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** Chicago Board of Education

**CAL. NO.** 8-98-Z

**APPEARANCES FOR:**

**MAP NO.** 11-L

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**  
March 20, 1998

**PREMISES AFFECTED--** 5330 W. Berteau Avenue

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of a 3-story addition to the west side of the Portage Park Elementary School, whose north and south front yards will be 5' each and whose west side yard will be 17.33' instead of 37.5' each and 27', respectively, with no midpoint rear yard, and whose maximum floor area ratio will be 0.90 instead of 0.50.

**ACTION OF BOARD--**

CASE CONTINUED TO  
MAY 15, 1998.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** Coup de Gras Catering, Inc.

**CAL. NO.** 33-98-A

**APPEARANCES FOR:**

**MAP NO.**

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**

March 20, 1998

**PREMISES AFFECTED-** 2923 N. Milwaukee Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

APPEAL WITHDRAWN UPON  
MOTION OF APPELLANT.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** Raul A. Perez

**CAL. NO.** 37-98-S

**APPEARANCES FOR:**

**MAP NO.** 7-1

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**  
March 20, 1998

**PREMISES AFFECTED--** 3131-35 W. Logan Boulevard

**NATURE OF REQUEST--**Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for private passenger automobiles on leased land, in a B5-3 General Service District, to satisfy the parking requirement for live entertainment and dancing (PPA - Class 3) in an existing restaurant and proposed addition at 2529 N. Milwaukee Avenue.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION WITHDRAWN UPON  
MOTION OF APPLICANT.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** Aunt Martha's Youth Service Center, Inc.

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

**APPEARANCES FOR:**

**MAP NO.** 32-B

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**  
March 20, 1998

**PREMISES AFFECTED--** 3125 E. 131st 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 transitional residence for up to 15 youths ages 12 to 18 years old who are wards of the state in a 2-story brick former convent building, in an R2 Single-Family Residence District.

**ACTION OF BOARD--**

CASE CONTINUED TO  
JUNE 19, 1998.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**MINUTES OF MEETING**

March 20, 1998

Cal. No. 115-97-Z

John Forsberg, for The Church of Jesus Christ of Latter-Day Saints, applicant, presented a written request for an extension of time in which to obtain necessary building permits for the erection of a 1-story 12,356 sq. ft. church building and a 280 sq.ft. detached storage building, whose west front yard will be 5' instead of 15', with no midway rear yard instead of 60', and with no north side yard instead of 12.83', and with no provision for one required loading berth, on premises at 3250 S. Pulaski Road/3259 S. Karlov Avenue, approved by the Board on April 18, 1997, in Cal. No. 115-97-Z.

Mr. Forsberg stated that the applicant is engaged in resolving design issues and will not be able to apply for a building permit and commence construction before the one-year validity period of the resolution granted by the Board on April 18, 1997 expires.

Chairman Spingola moved that the request be granted and the time for obtaining necessary building permits be extended to April 18, 1999. The motion prevailed by yeas and nays as follows:

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

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

**MINUTES OF MEETING**

March 20, 1998

Cal. No. 270-97-Z

Graham D. Lewis, for Graham D. Lewis and Elizabeth Powell, applicant, presented a written request for a clarification of the resolution approved by the Board in Cal. No. 270-97-Z for the erection of 6 dormers to the attic of a 2-story brick and frame 2-dwelling unit building, whose west side yard will be 0.75' instead of 3', on premises at 1314 W. Wellington Avenue.

On June 7, 1997, the applicant filed an application for a variation with the Zoning Board of Appeals for the erection of 6 dormers to an existing 2-dwelling unit building with an increase of floor area not to exceed 15% of the existing floor area and a reduction of the west side yard requirement from 3' to 0.75'.

In applying for the building permit, the applicant discovered that the resolution granted by the Board failed to specifically approve the increase in the existing floor area. As a result, the applicant has been asked to seek clarification from the Board that the increase in the floor area was approved.

Chairman Spingola stated that the request to expand the floor area in the 2-story brick and frame 2-dwelling unit building located at 1314 W. Wellington Avenue by an amount not to exceed 15% of the existing floor area was indicated in the Official Denial of Zoning Certification issued by the Office of the Zoning Administrator on April 23, 1997 and had been inadvertently omitted in the writing up of the case description for the August 15, 1997 meeting docket. Inasmuch as there had been no opposition to the applicant's variation application at the August 15, 1997 board meeting, Chairman Spingola moved to approve the requested increase in the floor area not to exceed 15% of the existing floor area, and further stated that the request to reduce the west side yard requirement from 3' to 0.75' stands as originally approved. The motion prevailed by yeas and nays as follows:

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



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

**MINUTES OF MEETING**

March 20, 1998

Member Martin moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on April 17, 1998.

Marian Rest  
Secretary