

MINUTES OF THE REGULAR MEETING OF THE  
ZONING BOARD OF APPEALS

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held in Room 569 County Building, 118 N. Clark Street on June 19, 1998  
at 9:00 A.M. and 2:00 P.M.

The following members were present and constituted a quorum:

LeRoy K. Martin, Jr.  
Vice Chairman  
Demetri Konstantelos  
Gigi McCabe-Miele

**MINUTES OF MEETING**

June 19, 1998

Member McCabe-Miele moved that the Board approve the minutes of the proceedings of the regular meeting held on May 15, 1998 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

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

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

**APPLICANT:** Rudolph J. Acosta  
**APPEARANCES FOR:** Rudolph J. Acosta  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED--** 3425 W. School Street

**CAL. NO.** 196-98-Z  
**MAP NO.** 9-J  
**MINUTES OF MEETING**  
 June 19, 1998

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of dormer additions to the front and rear of an existing 2-story frame single-family dwelling, whose front yard will be 4.62' instead of 18.96', and whose west side yard will be 0.44' and whose east side yard will be 4.01' instead of 6' each.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 1, 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:** Andrew and Dana Hirt **CAL. NO.** 197-98-Z  
**APPEARANCES FOR:** Joseph P. Gattuso, Andrew and Dana Hirt **MAP NO.** 7-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
June 19, 1998  
**PREMISES AFFECTED--** 2517-19 N. Greenview Avenue

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story single-family dwelling, whose north side yard will be 3' instead of 5.8' and with no rear yard instead of 30'.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 1, 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:** Paula M. Lingo

**CAL. NO.** 198-98-Z

**APPEARANCES FOR:** Paula M. Lingo

**MAP NO.** 8-E

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
June 19, 1998

**PREMISES AFFECTED--** 3311 S. Calumet Avenue

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 1 & 2-story garage and sun room addition to the rear of a 3-story brick 2 dwelling unit building, with no east front yard instead of 20', with no side yards instead of 3' each, and which addition will result in a 14.57% (542 sq.ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 1, 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:** Stuart R. Rose / SR Builders  
**APPEARANCES FOR:** Stuart R. Rose  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED--** 1956-58 W. Dickens Avenue

**CAL. NO.** 199-98-Z  
**MAP NO.** 5-H  
**MINUTES OF MEETING**  
 June 19, 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 3-story with penthouse building containing business space and accessory parking on the ground floor and 6 dwelling units above, whose rear yard will be 1' 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**

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 1, 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: General Cinema Theaters, Inc.

CAL. NO. 200-98-Z

APPEARANCES FOR:

MAP NO. 7-I

APPEARANCES AGAINST:

MINUTES OF MEETING  
June 19, 1998

PREMISES AFFECTED-- 2600 N. Western Avenue / 2435 W. Schubert Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a B5-1 General Service District, a public place of amusement to be located within 125' of an R3 General Residence District by the establishment of a 14-screen motion picture theater in a proposed 2-story building.

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:** Sheffield's Beer and Wine Garden, Inc. **CAL. NO.** 201-98-S  
**APPEARANCES FOR:** Thomas S. Moore, Richard Hess **MAP NO.** 9-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
 June 19, 1998  
**PREMISES AFFECTED--** 3258 N. Sheffield Avenue

**NATURE OF REQUEST-** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the expansion of an existing tavern and beer garden with the erection of a 1-story 1,077 sq.ft. addition to the south side of the existing 3-story brick building, in a B4-2 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 1, 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:** Sheffield's Wine and Beer Garden, Inc. **CAL. NO.** 202-98-Z  
**APPEARANCES FOR:** Thomas S. Moore. Richard Hess **MAP NO.** 9-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
 June 19, 1998  
**PREMISES AFFECTED--** 3258 N. Sheffield Avenue

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 1-story 1,077 sq.ft. addition to the south side of an existing tavern in a 3-story brick building, with no provision for one required loading berth and one required off-street parking space.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 1, 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 June 19, 1998, the Board approved the expansion of an existing tavern and beer garden with the erection of a 1-story 1,077 sq.ft. addition to the south side of the existing 3-story brick building at the subject site, in Cal. No. 201-98-S; 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:** Wai Man Tse **CAL. NO.** 203-98-S  
**APPEARANCES FOR:** Maureen Pikarski, Wai Man Tse **MAP NO.** 6-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
June 19, 1998  
**PREMISES AFFECTED--** 2910-12 S. Wentworth 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 2 dwelling units in lieu of 2 stores on the ground floor for a total of 6 dwelling units in an existing 3-story brick building containing 2 stores and 4 dwelling units, in a B2-3 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 June 19, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 1, 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:** Wai Man Tse **CAL. NO.** 204-98-Z  
**APPEARANCES FOR:** Maureen Pikarski, Wai ManTse **MAP NO.** 6-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
June 19, 1998  
**PREMISES AFFECTED--** 2910-12 S. Wentworth Avenue

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-3 Restricted Retail District, the establishment of 2 dwelling units in lieu of 2 stores on the ground floor for a total of 6 dwelling units in an existing 3-story brick building, with no provision for one 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 June 19, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 1, 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 June 19, 1998, the Board approved the establishment of two dwelling units in lieu of two stores on the ground floor for a total of six dwelling units in an existing three story brick building containing two stores and four dwelling units, at the subject site, in Cal. No. 203-98-S; 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: Kim Saigh

CAL. NO. 205-98-S

APPEARANCES FOR: Kim Saigh

MAP NO. 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING  
June 19, 1998

PREMISES AFFECTED-- 1579 N. Milwaukee Avenue, Suite #204

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 tattoo parlor on the 2nd floor of a 3-story brick store building, in a C1-3 Restricted Commercial District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 1, 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: Jim Stellas  
APPEARANCES FOR: Bernard I. Citron, Jim Stellas  
APPEARANCES AGAINST: None  
PREMISES AFFECTED: 1150 W. Montrose Avenue

CAL. NO. 206-98-S  
MAP NO. 11-G  
MINUTES OF MEETING  
June 19, 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 dwelling units below the 2nd floor in a proposed 8-story 45\* dwelling unit building, in a B4-3 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 1, 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 landscaping shall be installed as illustrated on the plans prepared by Pappageorge Ltd., dated May 11, 1998.
- That 6 on-site parking spaces shall be designated as guest parking spaces.

\*Amended at the hearing.

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

**APPLICANT:** 130 S. Morgan L.L.C.

**CAL. NO.** 207-98-S

**APPEARANCES FOR:** Bernard I. Citron, Nate Wynsma

**MAP NO.** 2-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
June 19, 1998

**PREMISES AFFECTED--** 130 S. Morgan Street

**NATURE OF REQUEST-** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor (accessory parking) in a proposed 8\*-story 150 dwelling unit building, in a B4-4 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 1, 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 a 3-foot tall densely planted hedge shall be installed in the building setbacks along Adams and Morgan Streets.

\*Amended at the hearing.

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

APPLICANT: 130 S. Morgan L.L.C.

CAL. NO. 208-98-Z

APPEARANCES FOR: Bernard I. Citron, Nate Wynsma

MAP NO. 2-G

APPEARANCES AGAINST: None

MINUTES OF MEETING  
June 19, 1998

PREMISES AFFECTED-- 130 S. Morgan Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-4 Restricted Service District, the erection of a 8\*-story 150 dwelling unit building, whose east front yard will be 2.5' instead of 15' and with no west rear yard instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS. a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1998. after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 1, 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 June 19, 1998, the Board approved the establishment of dwelling units below the 2nd floor (accessory parking) in a proposed 8-story 150 dwelling unit building, at the subject site, in Cal.No. 207-98-S; 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:** Campus Construction **CAL. NO.** 209-98-S  
**APPEARANCES FOR:** William J. Hennessy, Steven Talty **MAP NO.** 2-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
June 19, 1998  
**PREMISES AFFECTED--** 1223-33 W. Madison Street

**NATURE OF REQUEST-** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor in a proposed 3-story 19 dwelling unit townhouse building, in a B4-2 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 1, 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 applicant shall build in substantial conformance with the plans prepared by Elias G. Pappageorge, dated June 10, 1998.



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

APPLICANT: Good Hope Baptist Church, by Reverend Berlon Crosby CAL. NO. 210-98-S

APPEARANCES FOR: MAP NO. 16-H

APPEARANCES AGAINST: MINUTES OF MEETING  
June 19, 1998

PREMISES AFFECTED-- 2000-08 W. 69th 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 240-seat church in a proposed 1-story building, in a B4-1 Restricted Service District.

**ACTION OF BOARD--**

APPLICATION WITHDRAWN  
UPON MOTION OF APPLICANT.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

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

**APPLICANT:** Patrick Connors & Jeanette Belletire **CAL. NO.** 211-98-S  
**APPEARANCES FOR:** Patrick Connors **MAP NO.** 5-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
June 19, 1998  
**PREMISES AFFECTED--** 2113 N. Leavitt Street

**NATURE OF REQUEST-** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the expansion of an existing dwelling unit below the 2nd floor in a 2-story frame 2 dwelling unit building by the erection of an addition to the front, in a B4-2 Restricted Service District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X*		X
X		
X		
A	B	S T A I N

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 1, 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.

\*Listened to recorded tape of proceedings.

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

**APPLICANT:** Patrick Connors & Jeanette Belletire **CAL. NO.** 212-98-Z  
**APPEARANCES FOR:** Patrick Connors **MAP NO.** 5-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
 June 19, 1998  
**PREMISES AFFECTED--** 2113 N. Leavitt Street

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the expansion of an existing 2-story with attic 2-dwelling unit building by the erection of a 3-story addition to the front, a 2-story with rooftop skyroom addition to the rear above the existing attached garage and a 1-story open porch to the south side, with no side yards instead of 2.4' each and with no rear yard instead of 30'.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X*		X
X		
X		
A	B	S T A I N

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 1, 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 June 19, 1998, the Board approved the expansion of an existing dwelling unit below the 2nd floor in a 2-story frame 2 dwelling unit building by the erection of an addition to the front, at the subject site, in Cal. No. 211-98-S; 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.

\*Listened to recorded tape of proceedings.

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

APPLICANT: Kentucky Fried Chicken of California, Inc.

CAL. NO. 213-98-S

APPEARANCES FOR: Allan M. Bell

MAP NO. 9-L

APPEARANCES AGAINST: None

MINUTES OF MEETING  
June 19, 1998

PREMISES AFFECTED-- 3536-44 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 a drive-through facility in conjunction with a proposed 1-story restaurant, in a B4-1 Restricted Service District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 1, 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 ingress to the proposed drive-through facility shall be from N. Cicero Avenue at the northeast corner of the site; that egress from the drive-through facility shall be from a driveway located at the southeast corner of the site onto N. Cicero Avenue; that lighted directional ingress and egress signs shall be provided at the established entrances and exits;

(Additional conditions follow on page 20a.)

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

**MINUTES OF MEETING**

June 19, 1998

Cal. No. 213-98-S

That landscaping shall be installed as illustrated on the plans prepared by TechExpress, dated June 19, 1998;

That a 6 feet solid wood privacy fence shall be installed on the west lot line to screen the drive-through facility from abutting residential property;

That the hours of operation of the drive-through facility shall be limited to the hours between 10:00 A.M. and 11:00 P.M., daily.

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

**APPLICANT:** Washington Federal Bank for Savings

**CAL. NO.** 214-98-S

**APPEARANCES FOR:**

**MAP NO.** 6-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**  
June 19, 1998

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

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

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
AUGUST 21, 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:** Frank Mendoza

**CAL. NO.** 215-98-Z

**APPEARANCES FOR:** Gary I. Wigoda, Frank Mendoza

**MAP NO.** 5-F

**APPEARANCES AGAINST:** Thomas S. Moore, et al.

**MINUTES OF MEETING**  
June 19, 1998

**PREMISES AFFECTED--** 654-58 W. Belden Avenue

**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-story 27.17' x 80.58' addition to the east side of an existing restaurant in a 1 & 3-story brick building, with no transitional front yard instead of 15' x 20' and with no transitional east side yard instead of 5'.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION DENIED FOR FAILURE TO RECEIVE THREE AFFIRMATIVE VOTES.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
	X	
X		
	X	

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 1, 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 a B4-3 Restricted Service District; that the subject site is improved with a 1 and 3-story brick building containing a restaurant on the ground floor and dwelling units above; that the subject 1-story 27.17' x 80.58' addition to the east side of the existing restaurant building has been partially erected; that a motion was made by the Vice-Chairman to grant the variation application finding that the applicant's testimony and evidence proved 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.

Upon being put to a vote, Member Konstantelos and Member McCabe-Miele voted to deny the variation applied for. It is therefore

RESOLVED, that the application for a variation be and it hereby is denied for failure to receive three affirmative votes.

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

**APPLICANT:** Chicago Board of Education

**CAL. NO.** 216-98-S

**APPEARANCES FOR:** Terry Diamond

**MAP NO.** 12-I

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
June 19, 1998

**PREMISES AFFECTED--** 2534-56 W. 55th 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 88 private passenger automobiles, in an R3 General Residence District, to satisfy the parking requirement for the Carson Elementary School facilities at 5516 and 5544 S. Maplewood Avenue.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 1, 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 subject property 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 23a.)



**MINUTES OF MEETING**

June 19, 1998

Cal. No. 216-98-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 fencing and landscaping shall be installed as illustrated on the plans prepared by Mann, Gin, Ebel & Frazier Ltd., dated March 4, 1998;

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

That ingress and egress shall be via driveways located on S. Maplewood Avenue and on S. Rockwell Street; that the alley abutting the site to the north shall not be used for ingress nor for egress; that the driveways shall be constructed in accordance with applicable ordinances;

That the parking lot shall be securely locked at all times when not in use by the Carson Elementary School located at 5516 and 5544 S. Maplewood Avenue;

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:** Chicago Board of Education **CAL. NO.** 217-98-Z  
**APPEARANCES FOR:** Terry Diamond **MAP NO.** 12-I  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
June 19, 1998  
**PREMISES AFFECTED--** 2534-56 W. 55th Street

**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 an off-site accessory parking lot for 88 private passenger automobiles whose front yard will be 5' instead of 20'.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 1, 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 June 19, 1998, the Board approved the establishment of an off-site accessory parking lot for 88 private passenger automobiles at the subject site to fulfill the parking requirement for the Carson Elementary School facilities at 5516 and 5544 S. Maplewood Avenue, in Cal. No. 216-98-S; 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.** 218-98-S  
**APPEARANCES FOR:** Terry Diamond **MAP NO.** 13-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
June 19, 1998  
**PREMISES AFFECTED--** 3249 W. Ainslie Street / 4853 N. Spaulding Avenue

**NATURE OF REQUEST-** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 28 private passenger automobiles, in an R3 General Residence District, to satisfy the parking requirement for the Hibbard Elementary School at 3244 W. Ainslie Street.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 1, 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 25a.)

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

**MINUTES OF MEETING**

June 19, 1998

Cal. No. 218-98-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 fencing and landscaping shall be installed as illustrated on the plans prepared by De Stefano & Partners, dated April 10, 1998.

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

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

That the parking lot shall be securely locked at all times when not in use by the Hibbard Elementary School located at 3244 W Ainslie Street;

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:** Chicago Board of Education **CAL. NO.** 219-98-Z

**APPEARANCES FOR:** Terry Diamond **MAP NO.** 13-J

**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
June 19, 1998

**PREMISES AFFECTED--** 3249 W. Ainslie Street / 4853 N. Spaulding Avenue

**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 an off-site accessory parking lot for 28 private passenger automobiles whose front yard will be 5' instead of 20'.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 1, 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 June 19, 1998, the Board approved the establishment of an off-site accessory parking lot for 28 private passenger automobiles at the subject site to satisfy the parking requirement for the Hibbard Elementary School at 3244 W. Ainslie Street, in Cal. No. 218-98-S; 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:** Pat J. Sciortino **CAL. NO.** 220-98-A

**APPEARANCES FOR:** Pat J. Sciortino, Samuel Schmall **MAP NO.** 17-I

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 19, 1998

**PREMISES AFFECTED-** 6445 N. Washtenaw Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Pat J. Sciortino, owner, on May 4, 1998, 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 4 dwelling units due to provision for 3 off-street parking spaces instead of 4 required, in an R4 General Residence District, on premises at 6445 N. Washtenaw Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 29, 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 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 June 19, 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 with basement brick residential building and a three car garage at the rear of the lot; that the evidence presented indicates that prior to January 17, 1969, the subject property contained 4 dwelling units with 3 parking spaces; that the parking requirement prior to January 17, 1969 was 3 parking spaces for each 4 dwelling units; that the appellant has a right to continue the occupancy of the building as 4 dwelling units with 3 on-site parking spaces 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 3-story brick building as 4 dwelling units with no additional parking required, on premises at 6445 N. Washtenaw Avenue, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Lupe Guerra

**CAL. NO.** 221-98-A

**APPEARANCES FOR:** Lupe Guerra

**MAP NO.** 10-I

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
June 19, 1998

**PREMISES AFFECTED-** 2713 W. 43rd Street

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

**ACTION OF BOARD--**

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Lupe Guerra, owner, on March 27, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 1½ story frame building as 3 dwelling units, in an R3 General Residence District, on premises at 2713 W. 43rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 27, 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, Sections 7.5-3, 7.12."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 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 1½ story frame residential building; that the evidence presented indicates that the subject building has been occupied as 3 dwelling units since prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the subject building as 3 dwelling units with 2 off-street parking spaces instead of 3 required upon condition that the building 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 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 the use of a 1½ story frame building as 3 dwelling units with 2 off-street parking spaces instead of 3 required, on premises at 2713 W. 43rd Street, upon condition that the building is brought into compliance with applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Moreno's Sporting Goods, Inc. **CAL. NO.** 222-98-A  
**APPEARANCES FOR:** Bernard I. Citron, Jose Moreno, Jr. **MAP NO.** 6-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 19, 1998  
**PREMISES AFFECTED-** 3716 W. 26th 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, Moreno's Sporting Goods, Inc., for Mike Moreno, owner, on April 2, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify a Public Place of Amusement license for five existing automatic amusement machines in a sporting goods store in a 2-story brick building, in a B5-2 General Service District, on premises at 3716 W. 26th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 4, 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 8.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1998; and

WHEREAS, the district maps show that the premises is located in a B5-2 General 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 B5-2 General Service District; that the subject site is improved with a 2-story brick store building containing a sporting goods store; that in August 1997, the City Council amended the licensing requirements for public places of amusement; that the appellant is now required to obtain a Public Place of Amusement license for the existing 11 automatic amusement machines located in the sporting goods store; that the zoning ordinance states that more than 5 automatic amusement machines at a location constitutes an arcade, which use is permitted only in a Commercial District; that under Section 8.3-5 of the zoning ordinance the Board has no authority to certify a Public Place of Amusement license for 11 automatic amusement machines 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:** Jane Heron **CAL. NO.** 223-98-A  
**APPEARANCES FOR:** Jane Heron **MAP NO.** 7-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 19, 1998  
**PREMISES AFFECTED-** 2449 N. Sawyer Avenue  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Jane Heron, owner, on April 29, 1998, 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 4 dwelling units, in an R3 General Residence District, on premises at 2449 N. Sawyer Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 29, 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 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 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 subject site is improved with a 3-story with basement residential building with a 3 car garage at the rear of the site; that the City Council rezoned the subject site from R4 General Residence to R3 General Residence on July 10, 1996; that prior to January 17, 1969, the subject property contained 4 dwelling units with 3 parking spaces; that the parking requirement prior to January 17, 1969 was 3 parking spaces for each 4 dwelling units; that the appellant has a right to continue the occupancy of the building as 4 dwelling units with 3 on-site parking spaces provided the building 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 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 the use of a 3-story brick building as 4 dwelling units with no additional parking required, on premises at 2449 N. Sawyer Avenue, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Anna Majewski **CAL. NO.** 224-98-A  
**APPEARANCES FOR:** Anna Majewski **MAP NO.** 17-O  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 19, 1998  
**PREMISES AFFECTED-** 7744 W. Devon 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
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Anna Majewski, for Fred Biasiello, owner, on April 15, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a fingernail and skin care salon in a 1-story brick store building, in a B2-1 Restricted Retail District, on premises at 7744 W. Devon Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 13, 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 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1998; and

WHEREAS, the district maps show that the premises is located in a B2-1 Restricted Retail District.; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B2-1 Restricted Retail District; that the subject business is located in a 1-story brick multi-store building; that the subject store premises was previously occupied by a hair salon for the past 10 years, which use ceased operation a year ago; that licensing requirements have caused the case to be filed; that the change of use from a hair salon to a fingernail and skin care salon is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a fingernail and skin care salon in a 1-story brick store building, on premises at 7744 W. Devon Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Tuesday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

**APPLICANT:** James Gipson

**CAL. NO.** 225-98-A

**APPEARANCES FOR:** James Gipson

**MAP NO.** 16-I

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
June 19, 1998

**PREMISES AFFECTED-** 2519 W. 69th Street

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

**ACTION OF BOARD--**

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, James Gipson, owner, on April 6, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a barber shop in a 2-story brick store and apartment building, in a B2-1 Restricted Retail District, on premises at 2519 W. 69th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 6, 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 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1998; and

WHEREAS, the district maps show that the premises is located in a B2-1 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B2-1 Restricted Retail District; that the subject site is improved with a 2-story brick store and apartment building; that the appellant has operated a barber shop at the subject site since February, 1998 when he purchased the property; that the subject store premises has been previously occupied by a barber shop for the past 25 years; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a barber shop in a 2-story brick store and apartment building, on premises at 2519 W. 69th Street, upon condition that the hours of operation shall be limited to the hours between 9:00 A.M. and 7:00 P.M., Tuesday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

**APPLICANT:** Karima Anwar

**CAL. NO.** 226-98-A

**APPEARANCES FOR:** Karima Anwar

**MAP NO.** 17-1

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
June 19, 1998

**PREMISES AFFECTED-** 2734 W. Devon Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Karima Anwar, for Bronco Building, owner, on April 20, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty parlor with retail beauty supplies in a 3-story brick store and apartment building, in a B3-2 General Retail District, on premises at 2734 W. Devon Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 9, 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 June 19, 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 3-story brick multi-store and apartment building; that the subject beauty parlor with retail beauty supplies has been located in the subject store premises since April, 1998; that the store premises was previously occupied by a beauty parlor for the past 20 years, which use recently ceased operation; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty parlor with retail beauty supplies in a 3-story brick store and apartment building, on premises at 2734 W. Devon Avenue, upon condition that the hours of operation shall be limited to the hours between 11 A.M. and 9 P.M. , Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

**APPLICANT:** Inocente Argueta

**CAL. NO.** 227-98-A

**APPEARANCES FOR:** Inocente Argueta

**MAP NO.** 6-J

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
June 19, 1998

**PREMISES AFFECTED-** 2501 S. Trumbull 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. Inocente Argueta, owner, on April 9, 1998 filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a music studio / school in a 1½-story brick building, in an R4 General Residence District, on premises at 2501 S. Trumbull Avenue; and

) WHEREAS. the decision of the Office of the Zoning Administrator rendered April 7, 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 7.3-4."

and

WHEREAS. a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 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 1½ story brick building; that the appellant has been located at the subject site for the past 6 months; that the testimony presented indicates that the subject building was previously occupied by a grocery store and was converted to residential use at some time thereafter; that a music school is a use first permitted in a B2 Restricted Retail District; that under Section 7.3-4 of the zoning ordinance the Board has no authority to permit the use of the subject premises as a music school; 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:** Eddie Greer & Diane Williams\* **CAL. NO.** 228-98-A  
**APPEARANCES FOR:** Thomas S. Moore, Eddie Greer, Diane Williams **MAP NO.** 16-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 19, 1998  
**PREMISES AFFECTED-** 6522 S. State Street  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Eddie Greer, for Diane Williams, owner, on April 15, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the operation of a junk yard in conjunction with a used auto parts store in a 1 and 2-story brick building, in an M1-2 Restricted Manufacturing District, on premises at 6522 S. State Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 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 10-3-1."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1998; and

WHEREAS, the district maps show that the premises is located in an M1-2 Restricted Manufacturing 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 M1-2 Restricted Service District; that the subject site is an irregular lot having 254 feet of frontage on S. State Street beginning 100 feet south of W. 65th Street and a depth of 184 feet and is presently being used as a junk yard; that on July 27, 1984, the Board sustained an appeal by Issac Williams, in Cal. No. 304-84-A, permitting the continued operation of a junk yard in conjunction with a used auto parts business with an address of 6518 S. State Street, finding, in part, that the junk yard had been in continuous operation at the site prior to the passage of the 1957 comprehensive amendment to the zoning ordinance; that Issac Williams died in May, 1997; that the late Mr. Issac's daughter, Diane Williams, has continued to operate the business with the aid of the appellant in the instant case, Eddie Greer, who also worked with her father in the operation of his business; that the Board finds that although the appellant is using the address 6522 S. State Street as the address of the subject junk yard, that address and that of 6518 S. State Street in Cal. No. 304-84-A are the same site, and that since the site has been continuously occupied by a junk yard used in conjunction with a used auto parts business since prior to 1957, no violation of the zoning ordinance exists nor is contemplated and that the appellants have established the basis of their appeal; it is therefore

\*Amended at the public hearing.

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

**MINUTES OF MEETING**

June 19, 1998

Cal. No. 228-98-A

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 operation of a junk yard in conjunction with a used auto parts store in a 1 and 2-story brick building, on premises at 6518 - 6522 S. State Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Larry Hayes

CAL. NO. 229-98-A

APPEARANCES FOR:

MAP NO. 3-L

APPEARANCES AGAINST:

MINUTES OF MEETING:  
June 19, 1998

PREMISES AFFECTED- 1300 N. Cicero Avenue

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

ACTION OF BOARD--

**THE VOTE**

CASE CONTINUED TO  
AUGUST 21, 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:** Carlyle Apartments Homeowner's Assn. **CAL. NO.** 230-98-A  
**APPEARANCES FOR:** Michael D. Miselman **MAP NO.** 3-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 19, 1998  
**PREMISES AFFECTED-** 1040 N. Lake Shore Drive  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Carlyle Apartments Homeowner's Assn., owner, on April 30, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify a public parking garage license for the accessory parking spaces in a 38-story 132 dwelling unit condominium building, in an R8 General Residence District, on premises at 1040 N. Lake Shore Drive; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 25, 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 7.3-8."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1998; and

WHEREAS, the district maps show that the premises is located in and R8 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 R8 General Residence District; that the subject site is improved with a 38-story 132 dwelling unit condominium building with an interior underground parking garage; that the testimony presented indicates that the appellant owns and operates an accessory underground parking garage having 135 parking spaces of which 132 are leased to condominium owners on a monthly basis per automobile; that unit owners are assessed on the amount of time their guests park in the subject garage; that the accessory parking garage is not a public parking garage as defined in the zoning ordinance; that the Department of Revenue is requiring a Public Garage License because fees are charged for the parking within the subject underground garage; that inasmuch as the parking facilities are available only to the residents and guests of the residents and not to the general public, the Board finds that the parking facilities are accessory to the 132 dwelling unit condominium building and is a permitted use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

**MINUTES OF MEETING**

June 19, 1998

Cal. No. 230-98-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify a public parking garage license for the accessory parking spaces in a 38-story 132 dwelling unit condominium building, on premises at 1040 N. Lake Shore Drive, upon condition that the underground parking garage shall not be open to the general public and shall be for vehicle parking by condominium owners and their guests only; that no advertising shall be located on the outside of the condominium building indicating public parking; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

**APPLICANT:** Pui J. Moy and Anne Moy **CAL. NO.** 231-98-A  
**APPEARANCES FOR:** Mark Kupiec, Anne Moy **MAP NO.** 6-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 19, 1998  
**PREMISES AFFECTED-** 3018-30 S. Wentworth Avenue  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

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

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

	AFFIRMATIVE	NEGATIVE	ABSENT
			X
	X		
	X		
	X		

**THE RESOLUTION:**

WHEREAS, Pui J. Moy and Anne Moy, owner, on April 9, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing laundry business in a 2-story brick commercial building, in a B2-3 Restricted Retail District, on premises at 3018-30 S. Wentworth Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 9, 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 8.3-2."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1998; and

WHEREAS, the district maps show that the premises is located in a B2-3 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B2-3 Restricted Retail District; that the subject site is improved with a 2-story brick commercial building occupied by a laundry business; that the testimony presented indicates that the appellants have operated a laundry business at the subject site since 1978; that the City Council rezoned the subject site from C1-3 Restricted Commercial to B2-3 Restricted Retail on October 5, 1994 which rendered the existing laundry business at the subject site non-conforming; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellants have established the basis of their appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an existing laundry business in a 2-story brick commercial building, on premises at 3018-30 S. Wentworth 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:** Jozef Milos **CAL. NO.** 232-98-A

**APPEARANCES FOR:** John J. Pikarski, Jr. **MAP NO.** 9-N

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 19, 1998

**PREMISES AFFECTED-** 3636 N. Nottingham Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Jozef Milos, owner, on April 27, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 1-story brick building as 2 dwelling units, in an R2 Single-Family Residence District, on premises at 3636 N. Nottingham Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 20, 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 7.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1998; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R2 Single-Family Residence District; that the subject site is improved with a 1-story brick residential building; that the architect witness testified that architectural details in the subject building, such as window trims, heater moldings, radiators and a pressure tank for the heating system, indicates two dwelling units have existed in the building since prior to the year 1942; that in addition, the Sanborn Map for the site shows the subject building's construction marked "F" which according to the Sanborn Map Company's Key to map symbols, indicates "flats", or more than 1 dwelling unit; that the Board finds that the preponderance of evidence presented indicates that the subject building has contained 2 dwelling units since prior to 1942; that the appellant has a right to continue the occupancy of the building as 2 dwelling units provided the building 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

**MINUTES OF MEETING**

June 19, 1998

Cal. No. 232-98-A

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 1-story brick building as 2 dwelling units, on premises at 3636 N. Nottingham Avenue, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Ines Bedoya

CAL. NO. 132-98-Z

APPEARANCES FOR: John J. Pikarski, Jr.

MAP NO. 11-I

APPEARANCES AGAINST:

MINUTES OF MEETING  
June 19, 1998

PREMISES AFFECTED-- 2415-25 W. Lawrence Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a B5-3 General Service District, the erection of a 4th story addition to an existing 3-story building and a 4-story addition to the east side all of which will contain retail uses on the ground floor, 41 accessory parking spaces within the basement and ground floor, and 34 dwelling units above the ground floor, with no south 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

\*CASE CONTINUED ON  
CHAIRMAN'S PREROGATIVE  
TO AUGUST 21, 1998.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X*		X
X		
X		
X		

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

APPLICANT: Ralph Davino

CAL. NO. 156-98-S

APPEARANCES FOR: John J. Pikarski, Jr.

MAP NO. 2-H

APPEARANCES AGAINST:

MINUTES OF MEETING  
June 19, 1998

PREMISES AFFECTED-- 1600 W. Taylor 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 private passenger automobiles, in Planned Development #30, to fulfill the parking requirement for the establishment of a restaurant in a proposed 2-story building at 1529-31 W. Taylor Street.

**ACTION OF BOARD--**

APPLICATION WITHDRAWN UPON  
MOTION OF APPLICANT.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

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

**APPLICANT:** Robert A. Cichon

**CAL. NO.** 121-98-Z

**APPEARANCES FOR:** Robert A. Cichon

**MAP NO.** 7-I

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
June 19, 1998

**PREMISES AFFECTED--** 2631 N. Sacramento 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 20' x 22' detached accessory garage with gambrel roof on the rear of the lot, the height of which will be 17' instead of the maximum 15' permitted.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION DENIED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
	X	
	X	
	X	

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 30, 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 a 24' x 150 lot located in an R3 General Residence District and is improved with a 2 story brick residential building and the subject 20' x 22' detached accessory garage with gambrel roof at the rear of the lot; that the height of the said garage exceeds by 2' the maximum 15' permitted for a detached accessory garage building; that testimony presented indicates that a 6' door exists on the 2nd floor level above the garage automobile door; that the applicant testified that the additional garage space is for storage purposes; that no evidence was presented to indicate that a hardship exists in complying with the garage height limitations as required under the zoning ordinance; 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:** Lakeview Billiards Cafe, Inc.  
**APPEARANCES FOR:** Stewart Ramierez  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED--** 3449 N. Lincoln Avenue

**CAL. NO.** 123-98-Z  
**MAP NO.** 9-H  
**MINUTES OF MEETING**  
 June 19, 1998

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in a B5-2 General Service District, a public place of amusement to be located within 125 feet of an R3 General Residence District by the establishment of a pool hall with 10 pool tables in an existing 1-story brick building.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 30, 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;
- That the pool hall activity shall be limited only to the front one-half portion of the subject building;
- That no alcoholic beverages shall be served at the subject site.

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

APPLICANT: Chris Spina CAL. NO. 43-98-Z  
APPEARANCES FOR: Richard E. Zulkey, Chris Spina MAP NO. 1-G  
APPEARANCES AGAINST: None MINUTES OF MEETING  
June 19, 1998  
PREMISES AFFECTED-- 450 N. Green Street

NATURE OF REQUEST--\*Application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4-story 5 dwelling unit building on an irregularly shaped lot, whose front yard will be 2.25' instead of 12.41', whose north side yard will be 3.5' instead of 4.5' and with no rear yard instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 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.

\*Amended Application

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

**APPLICANT:** Roger Toms **CAL. NO.** 144-98-A  
**APPEARANCES FOR:** Richard E. Zulkey, Roger Toms **MAP NO.** 15-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 19, 1998  
**PREMISES AFFECTED-** 5825-27 N. Ridge Avenue  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Roger Toms, owner, on February 6, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify two dwelling units in lieu of stores for a total of 17 dwelling units in a non-conforming 3-story brick stores and 15 dwelling unit building, in an R4 General Residence District, on premises at 5825-27 N. Ridge Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 6, 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, 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 June 19, 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 proposed use is to be located in an R4 General Residence District; that the subject site is a 3,326 sq.ft. irregularly shaped lot and is improved with a non-conforming 3-story brick stores and 15 dwelling unit building; that the appellant purchased the subject building in 1989 as a 17 dwelling unit building; that the building was built in 1926 as a 15 dwelling unit building with 2 store fronts on the ground floor; that the existing use of the two former non-conforming stores on the ground floor as dwelling units is a proper use under Section 6.4-7 of the zoning ordinance; that the appellant has a right to continue the occupancy of the building as 17 dwelling units provided the building is brought into compliance with building code regulations; that no violation of the zoning ordinance exists or is contemplated and that the appellant has established the basis of his appeal; it is therefore

**MINUTES OF MEETING**

June 19, 1998

Cal. No. 144-98-A

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 two dwelling units in lieu of stores for a total of 17 dwelling units in a non-conforming 4-story brick stores and 15 dwelling unit building, on premises at 5825-27 N. Ridge Avenue. upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Aunt Martha's Youth Service Centers, Inc. **CAL. NO.** 253-95-S  
**APPEARANCES FOR:** Roger Derstine, et al. **MAP NO.** 32-B  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
 June 19, 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--**

**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, Aunt Martha's Youth Service Center, Inc., for the Archdiocese of Chicago, owner, on July 24, 1995, 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 group community home for up to 15 youths ages 10-14 who are wards of the state in a 2-story brick former convent building, in an R3 General Residence District, on premises at 3125 W. 131st Street; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1995 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 25, 1995; and

WHEREAS, the Zoning Board of Appeals, after numerous hearings, remanded the case on May 17, 1996 to the Zoning Administrator for the purpose of determining the appropriate classification of the applicant's proposed use; and

WHEREAS, on June 10, 1997, the Zoning Administrator determined that the use in question is a transitional residence and requires special use approval pursuant to Article 11.10 of the zoning ordinance; and

WHEREAS, on July 11, 1997, the applicant filed an amended special use application with the Zoning Board of Appeals for the approval of the location and the establishment of a transitional residence for up to 15 youths ages 12 to 18 years who

\*Additional public hearings were held by the Zoning Board of Appeals on September 15, 1995; October 20, 1995; November 17, 1995; February 15, 1996; May 17, 1997; November 21, 1997; March 20, 1998.

\*\*Remanded case.

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

**MINUTES OF MEETING**

June 19, 1998

Cal. No. 253-95-S

are wards of the state in a 2-story brick former convent building, in an R2 Single-Family Residence District, on premises at 3125 E. 131st Street; and

WHEREAS, public hearings were held by the Zoning Board of Appeals on November 21, 1997; March 20, 1998 and June 19, 1998 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 3, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is improved with a 2-story brick former convent building; that the applicant proposes to established a transitional residence for youths who have been subjected to parental abuse and / or neglect and have been removed from the care of their parents and custody given to the Illinois Department of Children and Family Services which contracts with the applicant to provide permanent care for the youths; that such care includes extensive assessment services, educational services, social skills training and counseling; that the proposed transitional residence will serve up to 15 male youths ages 12 to 18 years of age; that each youth admitted to the program is handicapped within the meaning of the federal Fair Housing Act, each having emotional problems impairing their capacity for self care; that at no time will there be less than 2 professional staff members on the premises overnight; that the residents are required to attend school; that the residents are expected to abide by established rules and regulations and help with daily chores at the site; that the length of stay at the facility by the residents will vary with the needs of the individual child but in no case will be less than 90 days; that all residents attend a weekend camp vacating the subject site premises at 4 P.M. on Friday and returning by 4 P.M. on Sunday; that the proposed transitional residence is necessary for the public convenience at this location to assist in meeting the increasing need for placement services for youth who are wards of the state involved with the Illinois Department of Children and Family Services; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed transitional residence which will comply with all applicable city and state regulations governing the establishment and operation of transitional residences and which building will comply with all applicable building code regulations; that the proposed use, which fulfills a need in the community, is consistent with the historical use of the premises as a convent, and will not cause substantial injury to the value of other property in the neighborhood in which it is located; 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 up to 15 youths ages 12 to 18 years old who are wards of the state in a 2-story brick convent building, on premises at 3125 E. 131st Street, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; that no alcohol or drugs shall be permitted at the site; that professional staff personnel shall be on duty at the subject site 24 hours daily; that the supervision shall be of the level and quality sufficient to protect the parish school children and residents of the neighborhood; that the operation of the facility shall not disrupt parish school activities nor endanger the children attending the parish school; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

**MINUTES OF MEETING**

June 19, 1998

Cal. No. 253-95-S

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 transitional 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 up to 15 male youths ages 12 to 18 years old who are wards of the state or any increase in beds, as stated by the applicant and delineated herein, shall cause the special use granted herein to immediately become null and void.

**MINUTES OF MEETING**

June 19, 1998

Cal. No. 389-96-S and 390-96-Z

Bernard I. Citron, for Jack Berger, applicant, presented a written request for an extension of time in which to obtain the necessary building permit for the establishment of dwelling units below the 2nd floor (accessory parking) in a proposed 7-story 22-dwelling unit building, on premises at 664-70 N. Carpenter Street, approved by the Board on September 20, 1996, in Calender No. 389-96-S.

Mr. Citron stated that the applicant, Jack Berger, filed for a special use for ground floor residential use (accessory parking) and certain variations in order to build a proposed 7-story 22-dwelling unit building at 664-70 N. Carpenter Street. On September 20, 1996, the Board approved both the special use and variation applications. Shortly before the Board meeting, Mr. Berger had applied for the necessary building permits for the building. At the time that this project was being submitted for permits, it was common to apply for a building permit and not go back to the Department of Zoning for final approval until after the Zoning Board of Appeals had ruled on the matter. Mr. Berger took the risk that the Zoning Board of Appeals would have approved this project in going forward and preparing the plans and applying for the building permit. Unfortunately, Mr. Berger and his partner shortly thereafter entered into a protected dissolution of their partnership. The only way the project was financially able to go forward was for Mr. Berger to ultimately come to an agreement with his partner and buy him out of the project. This has just recently transpired. Due to a combination of both this occurrence and the fact that the Building Department itself is running a substantial period of time in order to approve permits, the building permit is only now read to issue.. The applicant was issued a plan correction sheet, dated June 10, 1998, which indicates from the Department of Zoning that the applicant was to reapply for a special use.

Mr. Citron requests that the Board of Appeals rule that the initial special use and variations are still in affect, or continue them on the basis that Mr. Berger had applied for a building permit prior to the expiration of the special use and variations approved by the Board and that to reapply and present the project again would delay the project further and render it financially unfeasible.

Vice Chairman Martin moved that the request be granted and that the time for obtain the necessary building permits for the said project be extended to September 20, 1998. The motion prevailed by yeas and nays as follows:

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



**MINUTES OF MEETING**

June 19, 1998

Cal. No. 203-97-S

Jeanette Foreman, for Triumph the Church and Kingdom of God in Christ Church, applicant, presented a written request for an extension of time in which to obtain necessary financing for the establishment of a 300-seat church and temporary overnight shelter in a proposed 1-story building, on premises at 36 W. 103rd Street, approved by the Board on June 20, 1997, in Cal. No. 203-97-S.

Ms. Foreman stated that the applicant has completed the construction plans and drawings and is negotiating with First Star Bank of Illinois to approve a construction loan package. It is estimated that 8 to 12 weeks, conservatively, is the time it will take to complete the additional submissions and other aspects of the approval process necessary to obtain the final loan approval. The church intends to immediately begin construction after the closing of the loan.

Vice Chairman Martin moved that the request be granted and that the time to obtain necessary financing for the proposed church and temporary overnight shelter at 36 W. 103rd Street be extended to June 20, 1999. The motion prevailed by yeas and nays as follows:

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

**MINUTES OF MEETING**

June 19, 1998

Cal. No. 441-96-S and 442-96-Z

Terry Krause, P.E., for City of Chicago Department of Water, by McDonough Environment, Inc., applicant, presented a written request for an extension of time in which to complete the construction of a new transformer yard enclosure to the west side of the existing Roseland Pumping Station building and the erection of a new 40,539 sq. ft. electrical building south of said building, on premises at 351 W. 104th Street, approved by the Board on November 15, 1996, in Cal. No. 441-96- S; and for the erection of said new transformer yard enclosure and electrical building at the subject site, whose south front yard will be 10' instead of 20', and whose maximum floor area ratio will be 0.55 instead of 0.50, approved by the Board on November 15, 1996 in Cal. No. 442-96-Z.

Mr. Krause stated that although Phase One of the new electrical building (5,512 sq.ft.) was constructed within the specified time frame, funding restraints have delayed until now the initiation of the construction of Phase Two of the new electrical building (31,353 sq.ft.).

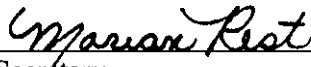
Vice Chairman Martin moved that the request be granted and that the time in which to complete the construction of the aforesaid new transformer yard enclosure and electrical building at 351 W. 104th Street be extended to November 15, 1998. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING  
June 19, 1998

Member Konstantelos moved that the Board do now adjourn.

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

  
Secretary