

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

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

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held in Room 569 County Building, on Friday, February 20, 1998.

The following members were present for all or part of the meeting and constituted a quorum:

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

MINUTES OF MEETING

February 20, 1998

Member McCabe-Miele moved that the Board approve the minutes of the proceedings of the regular meeting held on January 16, 1998 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

\* \* \* \* \*

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: Chris Spina

CAL. NO. 43-98-Z

APPEARANCES FOR:

MAP NO. 1-G

APPEARANCES AGAINST:

MINUTES OF MEETING  
February 20, 1998

PREMISES AFFECTED-- 450 N. Green Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story 3 dwelling unit townhouse building on an irregularly shaped lot, with no front yard, no north side yard, and no rear yard instead of 12.41', 3.42', and 30', respectively.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO  
APRIL 17, 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:** Daniel & Cheryl Stuhlman

**CAL. NO.** 44-98-Z

**APPEARANCES FOR:** Cheryl Stuhlman

**MAP NO.** 17-1

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
February 20, 1998

**PREMISES AFFECTED--** 6617 N. Mozart Street

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2nd story addition to the rear 1-story part of a 1 & 2 story brick single family dwelling, whose south side yard will be 3.04' and whose north side yard will be 4.08' instead of combined side yards of 9.9' and neither side yard less than 3.3', and whose maximum floor area ratio will be 0.62 instead of 0.50.

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

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

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

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

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

**APPLICANT:** Rudolph Sanchez **CAL. NO.** 45-98-Z  
**APPEARANCES FOR:** Rudolph Sanchez, Manuel Chavez **MAP NO.** 6-K  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
February 20, 1998  
**PREMISES AFFECTED--** 3021 S. Kolin Avenue

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the dormering of the attic of a 2-story brick and frame 2-dwelling unit building, whose front yard will be 11.58' and with no north side yard instead of 19.67' and 2.5', respectively, and which dormering will result in a 15% (343 sq. ft.) increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

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

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

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

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

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

APPLICANT: William J. O'Neill

CAL. NO. 46-98-Z

APPEARANCES FOR:

MAP NO. 11-G

APPEARANCES AGAINST:

MINUTES OF MEETING  
February 20, 1998

PREMISES AFFECTED-- 4149-67 N. Kenmore Avenue / 1027-29 W. Buena Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story 12 dwelling unit townhouse building, whose front yard will be 1.5', with no east side yard, and whose rear yard will be 1' instead of 15', 12.5', and 30', respectively.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO  
APRIL 17, 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:** Metzler / Hull Development Corp. **CAL. NO.** 47-98-Z  
**APPEARANCES FOR:** Jack Guthman, Jay Metzler **MAP NO.** 5-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
February 20, 1998  
**PREMISES AFFECTED--** 2119 N. Clifton 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 3-story single-family dwelling, whose front yard will be 7.5' instead of 15', whose north side yard will be 2.05' and whose south side yard will be 1' instead of 2.5' 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 February 20, 1998 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on February 2, 1998; and

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

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

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

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

**APPLICANT:** Chicago Urban Properties

**CAL. NO.** 48-98-Z

**APPEARANCES FOR:** Bernard I. Citron, John Mullen

**MAP NO.** 9-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
February 20, 1998

**PREMISES AFFECTED--** 3224-44 N. Halsted Street

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-4 Restricted Commercial District, the erection of a 4 & 9-story building containing 130 dwelling units and retail uses at grade with 241 off-street parking spaces within the building, with no west rear yard (N. Dayton frontage) instead of 30' required for the residential part of the 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 February 20, 1998 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on February 2, 1998: and

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

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

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



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

APPLICANT: Paul McHugh

CAL. NO. 49-98-S

APPEARANCES FOR:

MAP NO. 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING  
February 20, 1998

PREMISES AFFECTED-- 822-30 N. Lessing 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 4-story 5 dwelling unit townhouse building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO  
APRIL 17, 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:** Paul McHugh

**CAL. NO.** 50-98-Z

**APPEARANCES FOR:**

**MAP NO.** 3-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**  
February 20, 1998

**PREMISES AFFECTED--** 822-30 N. Lessing 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 erection of a 4-story 5 dwelling unit townhouse building on a triangular lot, with no front yard instead of 11' and whose rear yard will be 1' instead of 30'.

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
APRIL 17, 1998.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	AUSENT
X		
X		
X		
X		

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

**APPLICANT:** Barry Koller  
**APPEARANCES FOR:** Barry Ash, Barry Koller  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED--** 1026 N. Ashland Avenue

**CAL. NO.** 51-98-S

**MAP NO.** 3-H

**MINUTES OF MEETING**  
February 20, 1998

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a dwelling unit below the 2nd floor in a proposed 3-story 3 dwelling unit building, in a B2-2 Restricted Retail District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION 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 February 20, 1998, after due notice hereof as provided under Section 11.10-3 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 proposed use is to be located in a B2-2 Restricted Retail District; that the subject site is a 25' x 111.4' unimproved lot; that the applicant proposes to establish a dwelling unit below the 2nd floor in a proposed 3-story 3-dwelling unit building at the subject site; that no evidence was presented to indicate that the proposed use is necessary for the public convenience at the subject site; that the Board finds in this case that N. Ashland Avenue is a primary arterial street with heavy commercial and retail traffic at this location and that a ground floor residential use is inappropriate for the subject site; that no evidence was presented to indicate that the proposed use will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

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

**APPLICANT:** Barry Koller

**CAL. NO.** 52-98-Z

**APPEARANCES FOR:** Barry Ash, Barry Koller

**MAP NO.** 3-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
February 20, 1998

**PREMISES AFFECTED--** 1026 N. Ashland Avenue

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-2 Restricted Retail District, the erection of a 3-story 3 dwelling unit building, whose front yard will be 5' instead of 13.32'\*

**ACTION OF BOARD--**

APPLICATION DENIED.

**THE VOTE**

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B2-2 Restricted Retail District; that the subject site is a 25' x 111.4' unimproved lot; that on February 20, 1998, in Cal. No. 51-98-S, the Zoning Board of Appeals denied the applicant's request for approval of the establishment of a dwelling unit below the 2nd floor in a proposed 3-story 3-dwelling unit building at the subject site finding that the proposed use was not necessary for the public convenience at the subject site and that the proposed use would negatively affect the value of other property in this business area of N. Ashland Avenue; that the denial by the Zoning Board of Appeals of the applicant's special use application negates the need for the yard variation requested in the instant application; it is therefore

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

\* Amended at the public hearing.

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

**APPLICANT:** Peter Byrne

**CAL. NO.** 53-98-S

**APPEARANCES FOR:** Maureen Pikarski, Peter Byrne

**MAP NO.** 1-H

**APPEARANCES AGAINST:** Salvatore Martorina

**MINUTES OF MEETING**  
February 20, 1998

**PREMISES AFFECTED--** 1611 W. Grand 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 dwelling unit below the 2nd floor in a proposed 3-story 3 dwelling unit building, in a B4-2 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
	X	

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 1998, after due notice thereof as provided under Section 11.10-3 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 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:** Peter Bryne **CAL. NO.** 54-98-Z  
**APPEARANCES FOR:** Maureen Pikarski, Peter Bryne **MAP NO.** 1-H  
**APPEARANCES AGAINST:** Salvatore Martorina **MINUTES OF MEETING**  
February 20, 1998  
**PREMISES AFFECTED--** 1611 W. Grand 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 3-story 3 dwelling unit building, whose front yard will be 5' instead of 12' and whose lot area is 2,433 sq. ft. instead of 2,700 sq. ft. (10% reduction).

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
	X	

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on February 20, 1998, in Cal. No. 53-98-S, the Zoning Board of Appeals approved the applicant's special use application for the establishment of a dwelling unit below the 2nd floor in a proposed 3-story 3-dwelling unit building at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

**APPLICANT:** Michael G. Clarke **CAL. NO.** 55-98-S  
**APPEARANCES FOR:** Maureen Pikarski, Michael G. Clarke **MAP NO.** 1-H  
**APPEARANCES AGAINST:** Salvatore Martorina **MINUTES OF MEETING**  
February 20, 1998  
**PREMISES AFFECTED--** 1613 W. Grand 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 dwelling unit below the 2nd floor in a proposed 3-story 3 dwelling unit building, in a B4-2 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
	X	

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 1998, after due notice hereof as provided under Section 11.10-3 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 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:** Michael G. Clark

**CAL. NO.** 56-98-Z

**APPEARANCES FOR:** Maureen Pikarski, Michael G. Clarke

**MAP NO.** 1-H

**APPEARANCES AGAINST:** Salvatore Martorina

**MINUTES OF MEETING**  
February 20, 1998

**PREMISES AFFECTED--** 1613 W. Grand 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 3-story 3 dwelling unit building, whose front yard will be 5' instead of 12' and whose lot area is 2,433 sq. ft. instead of 2,700 sq. ft. (10% reduction).

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
	X	

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on February 20, 1998, in Cal. No. 55-98-S, the Zoning Board of Appeals approved the applicant's special use application for the establishment of a dwelling unit below the 2nd floor in a proposed 3-story 3-dwelling unit building at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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



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

**APPLICANT:** Edward S. Salomon **CAL. NO.** 57-98- Z  
**APPEARANCES FOR:** Maureen Pikarski, Edward S. Salomon **MAP NO.** 5-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
February 20, 1998  
**PREMISES AFFECTED--** 2103 N. Kenmore Avenue

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the dormering of the attic of the 2½ story brick 2 dwelling unit building on the front of the lot additionally improved with a 3-story brick 2 dwelling unit building at the rear of the lot, whose north side yard will be 0.25' instead of 2.5' and which dormering will result in an 8.7% (459 sq. ft.) increase in the amount of floor area existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

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

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

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

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

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

**APPLICANT:** The Resurrection Project

**CAL. NO.** 58-98-S

**APPEARANCES FOR:** David Reifman, Lisa Beecham

**MAP NO.** 6-J

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
February 20, 1998

**PREMISES AFFECTED--** 2700-06 S. Drake Avenue

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor in the conversion of the use of an existing 3 & 4 story brick building to 18 dwelling units, 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 February 20, 1998, after due notice hereof as provided under Section 11.10-3 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 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 install landscaping and solid wood privacy fencing as illustrated on the plans prepared by Weese, Langley, Weese Architects, Ltd., dated July 3, 1997.

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

**APPLICANT:** The Resurrection Project

**CAL. NO.** 59-98-Z

**APPEARANCES FOR:** David Reifman, Lisa Beecham

**MAP NO.** 6-J

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
February 20, 1998

**PREMISES AFFECTED--** 2700-06 S. Drake 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 establishment of 18 dwelling units in an existing 3 & 4 story brick building, with off-street parking for 17 automobiles instead of 18 required and with no provision for 1 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 February 20, 1998 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on February 2, 1998; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on February 20, 1998, in Cal. No. 58-98-S, the Zoning Board of Appeals approved the applicant's special use application for the establishment of dwelling units below the 2nd floor in the conversion of the use of an existing 3 & 4-story brick building to 18 dwelling units, at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

**APPLICANT:** Bickerdike Redevelopment Corp.

**CAL. NO.** 60-98-S

**APPEARANCES FOR:** Christina Martinez

**MAP NO.** 3-H

**APPEARANCES AGAINST:** David Wiks

**MINUTES OF MEETING**

February 20, 1998

**PREMISES AFFECTED--** 1444 N. Leavitt Street

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a dwelling unit below the 2nd floor in a proposed 3-story 2 dwelling unit building, in a B1-2 Local 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 February 20, 1998, after due notice hereof as provided under Section 11.10-3 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 proposed use is to be located in a B1-2 Local Retail District; that the subject site is a 25' x 125' unimproved lot; that the applicant proposes to erect at the subject site a 3-story 2-dwelling unit building consisting of a first floor dwelling unit and a duplexed second and third story unit and is seeking approval for the establishment of a dwelling unit below the 2nd floor in the proposed building in this B1-2 Local Retail District; that the proposed use is necessary for the public convenience at this location to meet the growing demand for residential units in this area; that the public health, safety and welfare will be adequately protected in the design and location of the proposed use which will comply with all applicable building code regulations; that the proposed use is compatible with the existing improvements on this portion of N. Leavitt Street which is predominantly residential in character and will not cause substantial injury to the value of other property in the neighborhood; 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 dwelling unit below the 2nd floor in a proposed 3-story 2-dwelling unit building, on premises at 1444 N. Leavitt 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:** Bickerdike Redevelopment Corp. **CAL. NO.** 61-98-S  
**APPEARANCES FOR:** Chistina Martinez **MAP NO.** 3-H  
**APPEARANCES AGAINST:** David Wiks **MINUTES OF MEETING**  
 February 20, 1998  
**PREMISES AFFECTED--** 1454 N. Leavitt Street

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a dwelling unit below the 2nd floor in a proposed 3-story 2 dwelling unit building, in a B1-2 Local 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 February 20, 1998, after due notice hereof as provided under Section 11.10-3 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 proposed use is to be located in a B1-2 Local Retail District; that the subject site is an unimproved 25' x 125' lot; that on February 20, 1998, the Zoning Board of Appeals in Cal. No. 60-98-S, approved the establishment of a dwelling unit below the 2nd floor in a proposed 3-story 2-dwelling unit building to be located at 1444 N. Leavitt Street; that the applicant proposes to erect at the subject site a 3-story 3-dwelling unit building consisting of a dwelling unit below the 2nd floor and a duplexed second and third story unit and is seeking approval for the establishment of a dwelling unit below the 2nd floor in the proposed building in this B1-2 Local Retail District; that the proposed use is necessary for the public convenience at this location to meet the growing demand for residential units in this area; that the public health, safety and welfare will be adequately protected in the design and location of the proposed use which will comply with all applicable building code regulations; that the proposed use is compatible with the existing improvements on this portion of N. Leavitt Street which is predominantly residential in character and will not cause substantial injury to the value of other property in the neighborhood; 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 dwelling unit below the 2nd floor in a proposed 3-story 2-dwelling unit building, on premises at 1454 N. Leavitt 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:** Corus Bank Trust, #10-4222

**CAL. NO.** 62-98-S

**APPEARANCES FOR:** Gary I. Wigoda

**MAP NO.** 9-G

**APPEARANCES AGAINST:** H. Reed Harris

**MINUTES OF MEETING**  
February 20, 1998

**PREMISES AFFECTED--** 3260 N. Wilton 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 private passenger automobiles, in a B4-3 Restricted Service District, to serve a hotel located at 933 W. Belmont Avenue.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 1998, after due notice hereof as provided under Section 11.10-3 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 proposed use is necessary for the public convenience at this location to provide off-street parking for employees and guests of a hotel located at 933 W. Belmont Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use to be improved and operated under the conditions and standards hereinafter set forth; that the use of the subject site as a parking lot is consistent with the previous use of the site as an off-street parking lot and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

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 22a.)

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

**MINUTES OF MEETING**

February 20, 1998

Cal. No. 62-98-S

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

That decorative wrought iron type metal fencing shall be installed along the north, west and east lot lines, excepting the driveway;

That striping and lighting shall be provided;

That ingress and egress shall be from N. Wilton Avenue; that the driveway shall be constructed in accordance with applicable ordinances;

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

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

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

**APPLICANT:** Gordon Yordanoff

**CAL. NO.** 63-98-S

**APPEARANCES FOR:**

**MAP NO.** 9-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**  
February 20, 1998

**PREMISES AFFECTED--** 3901 N. Southport Avenue

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor in a proposed 4-story 12 dwelling unit townhouse building, in a B4-2 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
APRIL 17, 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:** Gordon Yordanoff

**CAL. NO.** 64-98-Z

**APPEARANCES FOR:**

**MAP NO.** 9-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**

February 20, 1998

**PREMISES AFFECTED--** 3901 N. Southport Avenue

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 4-story 12 dwelling unit townhouse building, whose south front yard will be 1' instead of 13', whose east side yard will be 6' instead of 10' and with no north rear yard instead of 30'.

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
APRIL 17, 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:** Montauk Investment

**CAL. NO.** 65-98-Z

**APPEARANCES FOR:**

**MAP NO.** 5-H

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**  
February 20, 1998

**PREMISES AFFECTED--** 1720-34 N. Winchester 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 3-story 13 dwelling unit townhouse building, whose front yard will be 7.5' instead of 14.5', with no side yards instead of 16.8' each and with no rear yard instead of 30'.

**ACTION OF BOARD--**

CASE CONTINUED TO  
APRIL 17, 1998.

**THE VOTE**

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** Edward & Marcia Dennis **CAL. NO.** 66-98-A  
**APPEARANCES FOR:** Dennis Both, Edward & Marcia Dennis **MAP NO.** 26-J  
**APPEARANCES AGAINST:** Virginia A. Rugai et al **MINUTES OF MEETING:**  
**PREMISES AFFECTED-** 10920 S. Kedzie Avenue February 20, 1998  
**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, Edward & Marcia Dennis, owner, on December 11, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a 2-story 35' x 50' detached accessory garage and storage building in the required rear yard because it exceeds the maximum 15' height limitation, occupies more than 60% of the required rear yard, constitutes 2 principal buildings on a zoning lot and is not a permitted obstruction in the required side and rear yards, in an R2 Single-Family Residence District, on premises at 10920 S. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 11, 1997, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 5.5, 5.6-2, 5.6.3, 5.7-5."

and

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

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

WHEREAS, that 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 an L-shaped lot with a frontage of 37.5', a depth of 300', and a width at the rear of 75'; that the lot is improved with a 1-story 24.75' x 55.90' (1,383 sq.ft.) single family dwelling at the front of the lot, a 22' x 22' frame accessory automobile storage garage 30' behind the dwelling unit, and the recently constructed subject 2-story 34.94' x 49.62' (1,733 sq.ft.) building with an outside staircase to the 2nd floor at the rear of the lot; that a permit was issued for the construction of said rear building but was stopped due to construction beyond the limits of the permit; that the portion of the building that is located within the required 30' rear yard does not occupy more than 60% of the required rear yard; that a topographical survey indicates that the height of the building does not exceed 15' when measured from established curb level; that the east 20' of the building that is not within the required 30' rear yard is partially within the 4' required south side yard; that the footprint of said building is 1,733 sq.ft.; that the footprint of the principal single family dwelling on the front of the lot is 1,383 sq.ft.; that an accessory building is defined as a structure which is subordinate in area, extent and

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

**MINUTES OF MEETING**

February 20, 1998

Cal. No. 66-98-A

purpose to the principal building served; that although the subject building is used for accessory storage, it does not constitute a permitted accessory building due to the fact that it is 350 sq.ft. larger in area than the existing principal single-family dwelling; that Section 5.5 of the zoning ordinance provides that not more than one principal detached residential building shall be located on a zoning lot, nor shall a principal detached residential building be located on the same zoning lot with any other principal building; that the subject building is a principal building that creates two principal buildings on a zoning lot; 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:** Edward & Marcia Dennis **CAL. NO.** 67-98-Z  
**APPEARANCES FOR:** Dennis Both, Edward & Marcia Dennis **MAP NO.** 26-J  
**APPEARANCES AGAINST:** Virginia Rugai, et al. **MINUTES OF MEETING**  
February 20, 1998  
**PREMISES AFFECTED--** 10920 S. Kedize Avenue

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single-Family Residence District, a 2-story 35' x 50' detached accessory garage on the rear of the lot, whose south side yard is 1.3' instead of 4', whose rear yard is 2.6' instead of 30' and which exceeds the 15' height limitation and maximum area allowed.

**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	

wsz  
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the subject site is improved with a 1-story single-family dwelling on the front of the lot, a 2-car automobile garage, and the subject 2-story building at the rear of the lot; that the Board found in a companion appeal, Cal. No. 66-98-A, that said rear building was an additional principal building not permitted on this zoning lot and that the subject building was erected contrary to the building permit; that in the instant case, no evidence was presented that any unique hardship exists; that the alleged hardship was self-created when the applicants constructed the subject building beyond the limits of the approved permit; 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:** Carmen Pacella

**CAL. NO.** 68-98-A

**APPEARANCES FOR:** None

**MAP NO.** 6-G

**APPEARANCES AGAINST:** None

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

**PREMISES AFFECTED-** 1160 W. 31st Street

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

**ACTION OF BOARD--**

**THE VOTE**

APPEAL DISMISSED FOR  
WANT OF PROSECUTION.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** Marco A. Del Aguila

**CAL. NO.** 69-98-A

**APPEARANCES FOR:** Marco A. Del Aguila

**MAP NO.** 14-J

**APPEARANCES AGAINST:** None

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

**PREMISES AFFECTED-** 3802 W. 59th 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, Marco A. Del Aguila, owner, on December 12, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a 2-story brick non-conforming store and apartment building, in an R3 General Residence District, on premises at 3802 W. 59th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 8, 1997, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-3."

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 2-story brick non-conforming store and apartment building; that on August 16, 1996 the Board sustained the appellant's appeal for the establishment of a grocery store in the subject store premises at the subject site, in Cal. No. 302-96-A; that the appellant was unable to open the grocery store which subsequently remained vacant and unoccupied for over one year; that the appellant now seeks to re-establish the subject grocery store; that under Section 6.4-5 of the zoning ordinance a building, structure or portion thereof, all or substantially all of which is designed or intended for a use which is not permitted in the district in which it is located, which is or hereafter becomes vacant and remains unoccupied or is not used for a continuous period of one year, shall not thereafter be occupied or used except by a use which conforms to the use requirements of the district in which it is located; that under Sections 6.4-5 and 7.3-3 of the zoning ordinance the Board has no authority to permit the use requested; it is therefore

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

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

**APPLICANT:** Roots African Hair Braiding **CAL. NO.** 70-98-A  
**APPEARANCES FOR:** Youssou Thiam **MAP NO.** 18-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 1998  
**PREMISES AFFECTED-** 746 E. 79th 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
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.			X
GIGI McCABE-MIELE	X		

**THE RESOLUTION:**

WHEREAS, Roots African Hair Braiding, for Ausencia Himojusa, owner, on December 10, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a hair braiding shop in a 1-story brick store building, in a B3-2 General Retail District, on premises at 746 E. 79th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 12, 1997, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-3."

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be 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 appellant seeks to establish an African hair braiding salon, a B4 use, in a store in the subject building which building also contains a unisex hair salon and a nail salon, also B4 uses; that the subject store premises was previously occupied by business uses; 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 hair braiding shop in a 3-story brick multi-store and apartment building, on premises at 746 E. 79th Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.



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

**APPLICANT:** Adjovi Vana-Biney

**CAL. NO.** 71-98-A

**APPEARANCES FOR:** None

**MAP NO.** 11-G

**APPEARANCES AGAINST:**

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

**PREMISES AFFECTED-** 4421 N. Broadway

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

**ACTION OF BOARD--**

**THE VOTE**

APPEAL DISMISSED FOR  
WANT OF PROSECUTION.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

**APPLICANT:** Catalina Soho **CAL. NO.** 72-98-A  
**APPEARANCES FOR:** Catalina Soho **MAP NO.** 14-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 1998  
**PREMISES AFFECTED-** 3428 W. 63rd 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, Catalina Soto, owner, on December 22, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon in a 2-story brick store and apartment building, in a B2-1 Restricted Retail District, on premises at 3428 W. 63rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 13, 1997, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."  
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 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 subject beauty salon is presently in operation; that the subject store premises has been occupied by a beauty salon for the past 15 years, the ownership of which was transferred to the appellant when she purchased the property in September of 1997; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty salon in a 2-story brick store and apartment building, on premises at 3428 W. 63rd Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

**APPLICANT:** Elegance Beauty Inc.

**CAL. NO.** 73-98-A

**APPEARANCES FOR:** None

**MAP NO.** 15-G

**APPEARANCES AGAINST:** None

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

**PREMISES AFFECTED-** 6163 N. Broadway

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

**ACTION OF BOARD--**

**THE VOTE**

APPEAL DISMISSED FOR  
WANT OF PROSECUTION.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** Iyad Labadi **CAL. NO.** 74-98-A  
**APPEARANCES FOR:** Iyad Labadi **MAP NO.** 20-K  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 1998  
**PREMISES AFFECTED-** 4707 W. 79th 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, Iyad Labadi, for A & R Katz, owner, on December 23, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon in a shopping mall store, in a B3-2 General Retail District, on premises at 4707 W. 79th Street; and

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

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B3-2 General Retail District in the Scottsdale Shopping Mall; that the appellant has operated a unisex beauty salon at the subject site since January, 1997; that the subject store premises was previously occupied by a beauty salon, which ceased operation in November, 1996; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty salon in a shopping mall store, on premises at 4707 W. 79th Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

**APPLICANT:** Veronica Carrasco **CAL. NO.** 75-98-A  
**APPEARANCES FOR:** Veronica Carrasco **MAP NO.** 12-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 1998  
**PREMISES AFFECTED-** 5456 S. Kedzie Avenue  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

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

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

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

**THE RESOLUTION:**

WHEREAS, Veronica Carrasco, for Smariano Winslow, owner, on December 29, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon in a 3-story brick multi-store and apartment building, in a B2-1 Restricted Retail District, on premises at 5456 S. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 26, 1997, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 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 proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is improved with a 3-story brick multi-store and apartment building on the corner of S. Kedzie Avenue and W. 55th Street; that the appellant seeks to establish a beauty salon in a store in the multi-store building at the subject site; that the S. Kedzie frontage of the building also contains a drug store, a B2 use, and a travel agency, a B4 use; that the subject store premises was previously occupied by an insurance agency; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty salon in a 3-story brick multi-store and apartment building, on premises at 5456 S. Kedzie Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

**APPLICANT:** Juan Faican & Bonifacio Rangel **CAL. NO.** 76-98-A  
**APPEARANCES FOR:** Claudia Coco, Juan Faican, Bonifacio Rangel **MAP NO.** 6-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 20, 1998  
**PREMISES AFFECTED-** 2505 S. Western Avenue  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

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

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

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

**THE RESOLUTION:**

WHEREAS, Juan Faican & Bonifacio Rangel, for Laura Callero & Irving J. Matonik, owner, on December 16, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an outdoor used car dealer, in a C1-3 Restricted Commercial District, on premises at 2505 S. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 15, 1997, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 9.3-1."

and

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

WHEREAS, the district maps show that the premises is located in C1-3 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-3 Restricted Commercial District; that the subject site is improved as an outdoor used car lot, a C2 use, and contains a 1-story brick office building and a 1-story brick garage building; that the testimony presented indicates that the subject site has been occupied by a used car lot since prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that lease for the last used car operation ceased in October, 1997 and the business license was not renewed; that the appellants have entered into a lease agreement for the subject property effective December 1, 1997 through June 30, 2000; that licensing requirements have caused the case to be filed; that the continued operation of a used car lot at the subject site is proper until the expiration of the existing lease; 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

(Continued on page 36a.)

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

**MINUTES OF MEETING**

February 20, 1998

Cal. No. 76-98-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 permit the establishment of an outdoor used car dealer, on premises at 2505 S. Western Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued; and be it further

RESOLVED, that due to the possible conflict with the amortization provisions of Section 6.6-4 of the zoning ordinance, the use of the subject site for an outdoor used car dealer as granted herein is only for the duration of the existing lease which expires on June 30, 2000, and that the appellant needs to seek a rezoning of the property to a C2 classification which permits used car lots in order to continue the use beyond the expiration date of the lease.

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

**APPLICANT:** Melba Stacey

**CAL. NO.** 77-98-A

**APPEARANCES FOR:**

**MAP NO.** 9-N

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

February 20, 1998

**PREMISES AFFECTED-** 3947 N. Sayre Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
MAY 15, 1998.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		



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

**APPLICANT:** Woodlawn Baptist Church

**CAL. NO.** 78-98-Z

**APPEARANCES FOR:** Rev. James May

**MAP NO.** 14-D

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
February 20, 1998

**PREMISES AFFECTED--** 1155-59 E. 62nd Street

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 1-story 59' x 125' gymnasium addition to the east side of an existing 4-story church and school building on an irregularly shaped through lot, with no east and west side yards instead of 5.9' each, with no south rear yard instead of 30' and with no midway rear yard.

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

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

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

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

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

**APPLICANT:** North Wells Gospel Mission Church

**CAL. NO.** 79-98-S

**APPEARANCES FOR:** George Deal

**MAP NO.** 2-I

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
February 20, 1998

**PREMISES AFFECTED--** 2735-45 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 a 174-seat church in an existing 2-story building and proposed 1-story addition, in a C2-2 General Commercial 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 February 20, 1998, after due notice hereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on February 27, 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:** Pinnacle Bank  
**APPEARANCES FOR:** James H. Marshall, Pat Hunt  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED--** 1214-40 N. Bosworth Avenue

**CAL. NO.** 80-98-S  
**MAP NO.** 3-G  
**MINUTES OF MEETING**  
February 20, 1998

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed 1,078 sq. ft. bank and an off-site accessory parking lot to serve the applicant's existing bank at 1209-11 N. Milwaukee Avenue, 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 February 20, 1998, after due notice hereof as provided under Section 11.10-3 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 proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

That the entire subject premises shall be improved as depicted on the presented plans prepared by the Hezner Corporation, dated November 20, 1997;

(Additional conditions follow on page 40a.)

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

**MINUTES OF MEETING**

February 20, 1998

Cal. No. 80-98-S

That the parking lot and drive-through lanes 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 the parking 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;

That ingress to the drive-through facility shall be from two parking lot driveways ("C" & "D") on N. Bosworth Avenue located on the northeast portion of the subject lot; that egress from the drive-through facility shall be onto N. Bosworth Avenue from a driveway ("A") located at the southeast corner of the lot; that a "Stop-Do Not Enter" sign shall be erected at the drive-through exit;

That ingress to the parking lot area shall be from driveways "C" & "D" and egress shall be from driveways "B", "C" and "D"; that there shall be no ingress and egress via the alleys abutting the site; that the driveways shall be constructed in accordance with applicable ordinances;

That the entire premises including the drive-through facility shall be securely locked at all times when the applicant bank at 1209-11 N. Milwaukee Avenue is not open for business;

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

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

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

**APPLICANT:** German Bedoya

**CAL. NO.** 393-97-Z

**APPEARANCES FOR:** German Bedoya

**MAP NO.** 10-I

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
February 20, 1998

**PREMISES AFFECTED--** 4618 S. Western Avenue

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, certification of the existing use of a 3-story brick building as a store on the ground floor with 3 dwelling units above, with two off-street parking spaces provided instead of three required for the 3 dwelling units.

**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 February 20, 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 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 said use is located in an R3 General Residence District; that the subject site is a 28' x 125' lot improved with a 3-story brick building containing a store on the ground floor, 3 dwelling units above and a 1-story brick garage at the rear; that the applicant seeks certification for 3 dwelling units with only 2 parking spaces; that although the applicant would have sufficient space at the rear of the lot for 3 automobiles, he does not want to tear down the existing garage; that the Board finds that there is no hardship or unique circumstances in this case in that the applicant could meet the parking requirement of the zoning ordinance by tearing down the existing garage at the rear of the lot; it is therefore

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

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

**APPLICANT:** Baito G. Chikko & Youkhana Youabb **CAL. NO.** 412-97-S  
**APPEARANCES FOR:** Timothy Fitzgerald, Baito G. Chikko, Youkhana Youabb **MAP NO.** 9-1  
**APPEARANCES AGAINST:** Christina Butler **MINUTES OF MEETING**  
 February 20, 1998  
**PREMISES AFFECTED--** 2800 W. Addison 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 hand car wash in a proposed 1-story building, in a C1-1 Restricted Commercial District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION 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 February 20, 1998, after due notice hereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 3, 1997; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a C1-1 Restricted Commercial District; that the subject site is a 73.38' x 125' unimproved lot located on the northwest corner of W. Addison Street and N. California Avenue; that the applicants propose to establish a hand car wash with car detailing in a proposed 1-story building at the subject site; that the operation at the site as proposed by the applicants will consist of hand washing approximately 15 cars and detailing by appointment only of approximately 5 cars; that the subject site is located directly west across N. California Avenue from Gordon Technical High School in an area also containing a large shopping center and Lane Technical High School; that the corner of California and Addison is controlled by traffic lights with heavy daily vehicular traffic; that no evidence was presented to indicate that a car wash at this corner location is necessary for the public convenience; that the Board finds that the proposed use poses potential traffic and pedestrian conflicts and that no evidence was presented that the public health, safety and welfare would be protected in the operation of a car wash at this location; it is therefore:

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

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

**APPLICANT:** Walter W. Nichols

**CAL. NO.** 416-97-A

**APPEARANCES FOR:**

**MAP NO.** 11-I

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

February 20, 1998

**PREMISES AFFECTED-** 3023 W. Leland Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
MAY 15, 1998,

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Lee Brown

CAL. NO. 427-97-S

APPEARANCES FOR:

MAP NO. 12-H

APPEARANCES AGAINST:

MINUTES OF MEETING  
February 20, 1998

PREMISES AFFECTED-- 5117 S. Damen 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 84-seat church in a 2-story brick building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO  
MAY 15, 1998.

THE VOTE

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		



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

**APPLICANT:** John Krupa  
**APPEARANCES FOR:** None  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED--** 5144 S. Long Avenue

**CAL. NO.** 428-97-Z

**MAP NO.** 12-L

**MINUTES OF MEETING**  
February 20, 1998

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2nd story 25' x 84' addition to a 1½ story brick single family dwelling, with no front yard instead of 20', whose north side yard will be 3.12' instead of 4', and whose maximum floor area ratio will be 0.65 instead of 0.50.

**ACTION OF BOARD--**

CASE DISMISSED FOR  
WANT OF PROSECUTION.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** Jose Franco

**CAL. NO.** 458-97-A

**APPEARANCES FOR:**

**MAP NO.** 6-1

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

February 20, 1998

**PREMISES AFFECTED-** 2459 S. Whipple Street

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

**ACTION OF BOARD--**

CASE CONTINUED TO  
APRIL 17, 1998.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**MINUTES OF MEETING**

February 20, 1998

Cal. No. 296-93-S

David Samber, applicant, presented a written request to amend the resolution approved by the Zoning Board of Appeals in Cal. No. 296-93-S for the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a C1-2 Restricted Commercial District, on premises at 3330-32 S. Morgan Street, to satisfy the parking requirement for a proposed banquet hall / catering facility at 3324 S. Morgan Street.

Mr. Samber requests a modification of the Board's condition which provided that a 5' high solid wood fence be erected on the north, west and south property lines to screen the facility from adjacent residential properties. Mr. Samber is requesting that lattice strips be added to the existing chain link fences on the north and south property lines instead of erecting new solid wood fencing abutting those existing fences and to erect an open weave rather than a new 6' high solid wood fence on the west property line along the alley. It was stated that adding lattice strips to the existing fencing would provide substantial screening but also would not create blind spot areas for individuals to hide in.

Chairman Spingola moved that the request to amend the Board's resolution in Cal. No. 296-93-S be denied citing that the purpose of the solid wood fencing is to provide screening of the parking facility, particularly from automobile lights, from abutting residential property, and to provide a buffer against automobile noise and exhaust fumes. The motion prevailed by yeas and nays as follows:

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

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

**MINUTES OF MEETING**

February 20, 1998

Cal. No. 370-96-S

Marsha Erenberg, for 1316-36 W. Belmont Joint Venture, applicant, presented a written request for an extension of time in which to obtain necessary building permits for the establishment of dwelling units below the 2nd floor in four proposed 4-story 6-dwelling unit buildings, on premises at 1316-36 W. Belmont Avenue, approved by the Board on September 20, 1996.

Ms. Erenberg stated that due to some interior changes to one of the four proposed buildings, the project is taking longer than anticipated.

Chairman Spingola moved that the request be granted and the time for obtaining necessary building permits for the 4 building project at 1316-36 W. Belmont Avenue be extended to September 20, 1998. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING  
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Member Martin moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting March 20, 1998.

Marian Rest  
Secretary