

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** A-All Financial Services, Inc. **CAL NO.:** 499-04-S  
**APPEARANCE FOR:** Michael E. Fryzel **MAP NO.:** 3-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 19, 2004  
**PREMISES AFFECTED:** 3363 W. North 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 pay day and installment loan office in a B4-2 Restricted Service District.

COPY

**ACTION OF BOARD--**

APPLICATION APPROVED

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

2005 JAN 24 A 8  
 BOARD OF APPEALS  
 R-806 CITY HALL  
 ZONING

	AFFIRMATIVE	NEGATIVE	ABSENT
Brian L. Crowe	X		
Gigi McCabe-Miele	X		
Demetri Konstantelos	X		
Donald Hubert	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2004; 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; the applicant will establish a pay day loan and installment loan facility in a B4-2 zoning district; the hours of operation are Monday thru Friday from 8:00 a.m. until 9:00 p.m., Saturday from 9:00 a.m. until 6:00 p.m. and on Sunday from 12:00 noon until 5:00 p.m.; complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; 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; The Department of Planning and Development has no objection to the establishment of a pay day loan at this location.

APPROVED AS TO SUBSTANCE

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Rev. James Henry **CAL NO.:** 500-04-S  
**APPEARANCE FOR:** Same **MAP NO.:** 20-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 19, 2004  
**PREMISES AFFECTED:** 8041 S. Western 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 existing 106 seat church in a B2-1 Restricted Retail District.

**ACTION OF BOARD--**

CASE CONTINUED TO  
JANUARY 21, 2005

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 JAN 24 A 8:35

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		

COPY

**APPROVED AS TO SUBSTANCE**

\_\_\_\_\_  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Zoka Skorup and Stephan Pfanner **CAL NO.:** 501-04-Z  
**APPEARANCE FOR:** Gary I. Wigoda **MAP NO.:** 1-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 19, 2004  
**PREMISES AFFECTED:** 1737 W. Ohio Street  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, a proposed 2-story addition and roof top winter garden to an existing single family residence whose rear yard shall be 3' instead of 30'.

**ACTION OF BOARD--**

CASE CONTINUED TO  
 JANUARY 21, 2005

ZONING  
 BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 JAN 21 A 8:35

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		

COPY

**APPROVED AS TO SUBSTANCE**

\_\_\_\_\_  
 CHAIRMAN

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Break Through Urban Ministries **CAL NO.:** 502-04-S  
**APPEARANCE FOR:** Stacy Rubin Silver **MAP NO.:** 1-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 19, 2004  
**PREMISES AFFECTED:** 400-16 N. Saint Louis 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 proposed transitional shelter and an overnight shelter in an R4 General Residence District.

**ACTION OF BOARD--**

APPLICATION APPROVED

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

ZONING  
 BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 JAN 24 A 8:35

COPY

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2004; 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: the applicant will operate the shelter for approximately 45 people and of these 30 people will stay over night at the facility; complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; 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): The Board has previously approved an overnight shelter for 12 families in 1988 (288-88-S).

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; The Department of Planning and Development recommends approval of the proposed transitional shelter and overnight shelter.

**APPROVED AS TO SUBSTANCE**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Break Through Urban Ministries **CAL NO.:** 503-04-S  
**APPEARANCE FOR:** Stacy Rubin Silver **MAP NO.:** 1-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 19, 2004  
**PREMISES AFFECTED:** 409 N. 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 an off site parking lot for 26 private passenger automobiles, in an R4 General Residence District, to serve a shelter located at 400-16 N. Saint Louis Avenue.

**ACTION OF BOARD-**

APPLICATION APPROVED

**THE VOTE**

COPY

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

2005 JAN 24 A 8:35  
 ZONING BOARD OF APPEALS  
 R-806 CITY HALL

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 November 19, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2004; 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; the Board has considered and approved the special use as a shelter in case #502-04-S and this parking lot for 26 automobiles will serve the shelter at 400-16 N. St. Louis Avenue; complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; 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; The Department of Planning and Development recommends approval of the proposed parking lot provided the applicant installs landscaping and fencing in compliance with the Chicago Landscape Ordinance.

**APPROVED AS TO SUBSTANCE**

\_\_\_\_\_  
 CHAIRMAN

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** New St. John Community M.B. Church **CAL NO.:** 504-04-S  
**APPEARANCE FOR:** Rev. Elder Marcus **MAP NO.:** 40-I  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 19, 2004  
**PREMISES AFFECTED:** 1214-18 S. Millard Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for private passenger automobiles, in an R4 General Residence District, to serve a church located at 1230 S. Millard Avenue.

**ACTION OF BOARD--**

APPLICATION APPROVED

**THE VOTE**

COPY

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

2005 JAN 24 A 8:15  
 ZONING BOARD OF APPEALS  
 R-806 CITY HALL

APPROVAL	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 November 19, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2004; 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; the applicant has a church at 1230 S. Millard Avenue and will establish this site as a parking lot to serve its church; the lot will be paved, fenced and landscape in compliance with the zoning code; complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; 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; ; The Department of Planning and Development recommends approval of the proposed parking lot provided the applicant installs landscaping and fencing in compliance with the Chicago Landscape Ordinance.

**APPROVED AS TO SUBSTANCE**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** New St. John Community M.B. Church **CAL NO.:** 505-04-Z  
**APPEARANCE FOR:** Rev. Elder Marcus **MAP NO.:** 40-I  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 19, 2004  
**PREMISES AFFECTED:** 1214-18 S. Millard Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the establishment of an off-site parking lot for private passenger automobiles whose front yard shall be 7'\* instead of 15' and whose south side yard shall be zero instead of 7.5' to serve a church located at 1230 S. Millard Avenue.

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 JAN 24 A 8:35

**ACTION OF BOARD--**

VARIATION GRANTED

**THE VOTE**

COPY

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

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 November 19, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2004; 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; the Board has granted a special use to establish a parking lot for private passenger vehicles in case # 504-04-S; this lot will have a front yard of 7' and a south side yard shall be zero; 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; 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 HEARING

**APPROVED AS TO SUBSTANCE**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Lev Novoseletsky **CAL NO.:** 506-04-Z  
**APPEARANCE FOR:** Same **MAP NO.:** 13-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 19, 2004  
**PREMISES AFFECTED:** 5395 N. Bowmanville Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, a proposed 3rd floor addition to an existing single family residence whose west side yard shall be .74 instead of 5', east side yard shall be zero instead of 5' and the rear yard shall be zero instead of 30'.

**ACTION OF BOARD--**

VARIATION GRANTED

**THE VOTE**

COPY

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

2005 JAN 24 A 8:35  
 ZONING BOARD OF APPEALS  
 R-806 CITY HALL

APPIRMATIVE	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 November 19, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2004; 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; the applicant will rehabilitated an existing 2-story frame residence by adding a 3<sup>rd</sup> floor addition, the building is in great need of improvement and repair; the 3<sup>rd</sup> floor addition will have a west side yard of .74', east side yard of zero and rear yard shall be zero; 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; 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.

**APPROVED AS TO SUBSTANCE**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Lynn Chaloupka **CAL NO.:** 507-04-A  
**APPEARANCE FOR:** Same **MAP NO.:** 5-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 19, 2004  
**PREMISES AFFECTED:** 1654 N. Cleveland Avenue  
**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of an accessory building with a greenhouse/studio addition in an R4 General Residence District.

2005 JAN 24 A 8:35  
 BOARD OF APPEALS  
 R-806 CITY HALL

**ACTION OF BOARD--**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

COPY

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		

**THE RESOLUTION:**

WHEREAS, the decision of the Office of the Zoning Administrator rendered, 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 17-13-1200." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2004; 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: The applicant will attach a green house/art studio to her one car rear garage; she is a retired art school teacher who will continue her art; the Board will allow the expansion of the rear accessory building to accommodate a studio for the applicant.

**APPROVED AS TO SUBSTANCE**

\_\_\_\_\_  
 CHAIRMAN

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Lynn Chaloupka

**CAL NO.:** 508-04-Z

**APPEARANCE FOR:** Same

**MAP NO.:** 5-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
November 19, 2004

**PREMISES AFFECTED:** 1654 N. Cleveland Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, a proposed 1-story greenhouse/studio addition to an existing one car garage whose north side yard shall be .98' instead of 2.4'.

**ACTION OF BOARD--**

VARIATION GRANTED

**THE VOTE**

COPY

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
DONALD HUBERT

2005 JAN 24 A 8:15  
BOARD OF APPEALS  
R-805 CITY HALL  
ZONING

APPROVED	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 November 19, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2004; 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; the Board has granted the expansion of the rear accessory building to contain a green house/studio whose north side yard shall be .98'; 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; 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.

**APPROVED AS TO SUBSTANCE**

\_\_\_\_\_  
CHAIRMAN

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Chambers Construction **CAL NO.:** 509-04-S  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 1-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 19, 2004  
**PREMISES AFFECTED:** 453 N. May 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 proposed 4-story 8 dwelling unit building with residential use below the 2nd floor in a B1-3 Local Retail District.

**ACTION OF BOARD--**

APPLICATION APPROVED

**THE VOTE**

COPY

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

Zoning  
BOARD OF APPEALS  
R-806 CITY HALL

2005 JAN 24 A 8:33

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2004, after due notice thereof as provided under Section Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2004; 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; the applicant will construct a 4-story 8 dwelling unit building; one of these units will be a CPAN unit as a set aside; the Board finds that their neighborhood does not support the need for retail sales and service to be maintained on the first floor and will allow residential use to be established below the second floor; complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; 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; The Department of Planning and Development recommends approval of the proposed ground-floor residential use.

**APPROVED AS TO SUBSTANCE**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Chambers Construction **CAL NO.:** 510-04-S

**APPEARANCE FOR:** James J. Banks **MAP NO.:** 1-G

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 19, 2004

**PREMISES AFFECTED:** 1124 W. Hubbard 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 proposed 4-story 8 dwelling unit building with residential use below the 2nd floor in a B1-3 Local Retail District.

**ACTION OF BOARD--**

APPLICATION APPROVED

**THE VOTE**

COPY

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

2005 JAN 24 A 8:35  
 ZONING BOARD OF APPEALS  
 R-806 CITY HALL

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2004; 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; the applicant will construct a 4-story 8 dwelling unit building; one of these units will be a CPAN unit as a set aside; the Board finds that their neighborhood does not support the need for retail sales and service to be maintained on the first floor and will allow residential use to be established below the second floor; complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; 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; The Department of Planning and Development recommends approval of the proposed ground-floor residential use.

**APPROVED AS TO SUBSTANCE**

\_\_\_\_\_  
 CHAIRMAN

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Faith Pentecostal Holiness Church **CAL NO.:** 511-04-S  
**APPEARANCE FOR:** Gerald Hall and Ferris C. Batic **MAP NO.:** 20-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 19, 2004  
**PREMISES AFFECTED:** 8044 S. Racine 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 proposed 1-story addition to an existing 1-story church in a C2-2 General Commercial District.

**ACTION OF BOARD--**

APPLICATION APPROVED

**THE VOTE**

COPY

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

2005 JAN 24 A 8:33  
 ZONING BOARD OF APPEALS  
 R-806 CITY HALL

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2004; 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; the applicant wishes to add an one story addition to an existing church; the project will rehabilitate the entire property to 150 seats; the parking space requirement will be for 9 private passenger vehicles on site; complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; 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; The Department of Planning and Development has no objection to the proposed expansion of the existing church.

**APPROVED AS TO SUBSTANCE**

\_\_\_\_\_  
 CHAIRMAN

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Federico Lopez **CAL NO.:** 512-04-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 16-L  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 19, 2004  
**PREMISES AFFECTED:** 6449 S. Central 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 front yard portico (covered walkway) whose front yard shall be zero instead of 20' to an existing residence.

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 JAN 24 A 8:30

**ACTION OF BOARD--**

VARIATION GRANTED

**THE VOTE**

*COPY*

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

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 November 19, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2004; 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; the applicant had an automobile crash into the front of his house; he added a brick portico to the building and then was cited for building without a permit; he now wishes to obtain a permit for the structure; the Board finds that the structure, though it was build without the benefit of permits, is not offensive to the to the neighborhood and should be allowed to remain subject a permit being obtained.; 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; 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.

**APPROVED AS TO SUBSTANCE**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Jeremy Goldberg **CAL NO.:** 513-04-S  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 13-G  
**APPEARANCES AGAINST:** Ann Lee **MINUTES OF MEETING:**  
November 19, 2004  
**PREMISES AFFECTED:** 5107 N. Kenmore 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 proposed 5-story 10 dwelling unit building with residential use below on the ground floor in a (Pending) B1-3 Local Retail District.

**ACTION OF BOARD--**

APPLICATION APPROVED

**THE VOTE**

COPY

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

2005 JAN 24 A 8:30

BOARD OF APPEALS  
R-805, CITY HALL

ZONING

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 November 19, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2004; 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; the applicant will establish a 5-story 10 dwelling building with residential use below the 2<sup>nd</sup> floor; the Board finds that the need for commercial use at the location is no longer necessary and will permit residential use below the 2<sup>nd</sup> floor; pursuant to Section 17-10-0500 of the Chicago Zoning Ordinance, the Board hereby makes and sets the following restriction(s) on the applicant and project herein. The developer is hereby prohibited from selling the parking spaces within the subject building to anyone other than a purchaser of one of the condominium units. It is further required that the Condominium Declaration provide, or be amended to provide, that a sale by the developer of a condominium unit is to be the sale of a condominium unit and, at least, one parking space. The Condominium Declaration shall further provide that all subsequent sales of a condominium unit and the parking space(s) included at the initial sale. The condominium unit owners may lease their parking space to persons who are not owners of the condominium units but are prohibited from selling the parking space to anyone other than a subsequent purchaser of their condominium unit. Where there are parking spaces in excess of the number of parking spaces required under the Chicago Zoning ordinance for the number of units within the building, those excess parking spaces shall be designated for use by guests, delivery vehicles and vehicles parking for maintenance or service to the building or its owners. Those spaces shall not be designated as limited common elements, but rather, common elements owned and managed by the condominium association for benefit of all the unit owners. This restriction is intended to be a covenant running with the land. Additionally, the applicant is hereby required to record this order before the Variations contained herein becomes effective;

**APPROVED AS TO SUBSTANCE**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**MINUTES OF MEETING:**

November 19, 2004

**CAL NO.:** 513-04-S

complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; 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; The Department of Planning and Development recommends approval of the proposed ground-floor residential use.

**APPROVED AS TO SUBSTANCE**

COPY

CHAIRMAN

05 JAN 24 A 8:36

ZONING  
BOARD OF APPEALS  
R-806 CITY HALL

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Jeremy Goldberg **CAL NO.:** 514-04-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 13-G  
**APPEARANCES AGAINST:** Ann Lee **MINUTES OF MEETING:**  
November 19, 2004  
**PREMISES AFFECTED:** 5107 N. Kenmore Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a (Pending) B1-3 Local Retail District, a proposed 5-story 10 dwelling unit building whose front yard shall be 7.5' instead of 15', north side yard shall be 3'\* instead of 5' and whose south side yard shall be 3'\* instead of 5'.

**ACTION OF BOARD--**

VARIATION GRANTED

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

2005 JAN 24 A

BOARD OF APPEALS  
R-806 CITY HALL

	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 November 19, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2004; 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; the Board has granted residential use below the 2<sup>nd</sup> floor in Case #513-04-Z and therefore a variation of the front yard to 7.5', north side yard to 3' and south side yard to 2' is not unreasonable for the proposed new building ; 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; 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.

The Department of Planning and Development recommends approval.

\* AMENDED AT HEARING

**APPROVED AS TO SUBSTANCE**

\_\_\_\_\_  
 CHAIRMAN

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Shawn Kohli and Miguel Rivera **CAL NO.:** 515-04-S  
**APPEARANCE FOR:** Same **MAP NO.:** 13-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 19, 2004  
**PREMISES AFFECTED:** 7364 N. Clark Street

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a pay day loan facility in a C2-2 General Commercial District.

**ACTION OF BOARD--**

CASE CONTINUED TO  
 JANUARY 21, 2005

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

	AFFIRMATIVE	NEGATIVE	ABSENT
X			
X			
X			
X			

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 JAN 24 A 10 36

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Mee Har Gong **CAL NO.:** 516-04-A  
**APPEARANCE FOR:** Mee Har Gong & Laura Gong (Interpreter) **MAP NO.:** 6-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 19, 2004  
**PREMISES AFFECTED:** 744 W. 26th Street  
**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing the establishment of an office for a noodle company in an R4 General Residence District.

**ACTION OF BOARD--**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

2005 JAN 24 A  
 BOARD OF APPEALS  
 R-806 CITY HALL

	AFFIRMATIVE	NEGATIVE	ABSENT
Brian L. Crowe	X		
Gigi McCabe-Miele	X		
Demetri Konstantelos	X		
Donald Hubert	X		

**THE RESOLUTION:**

WHEREAS, the decision of the Office of the Zoning Administrator rendered, 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 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2004; 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: the building in which the appellant wishes to establish the office in a space which formerly contained a commercial use; some time after the present residential zoning was established the store front on the 1<sup>st</sup> floor became vacant and no current business license has been found to exist, the neighborhood contains a mixed use of residential and commercial; the Board will allow this limited office use to be re-established.

**APPROVED AS TO SUBSTANCE**

\_\_\_\_\_  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Greg Aprahamian **CAL NO.:** 517-04-A  
**APPEARANCE FOR:** Same **MAP NO.:** 8-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 19, 2004  
**PREMISES AFFECTED:** 3505 S. Wolcott Avenue/1857 W. 35th Street  
**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a non-conforming use (wholesale and furniture distribution) within an art studio with dwelling unit in an R3 General Residence District.

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 JAN 24 A 8:36

**ACTION OF BOARD--**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		

**THE RESOLUTION:**

WHEREAS, the decision of the Office of the Zoning Administrator rendered, 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 17-13-1200." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2004; 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: the Zoning Administrator has previously allowed a dwelling unit and an art studio to be established as a substitution of use, the local alderman was in favor of the substitution; the alderman is in favor of this appeal, the applicant has more space available in which he would like to rent to a wholesale furniture distributor; the Board finds this additional use not to be inconsistent with the current use and zoning and will thus allow it to be established with a business license.

**APPROVED AS TO SUBSTANCE**

\_\_\_\_\_  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** The #1 Gym **CAL NO.:** 518-04-A  
**APPEARANCE FOR:** Thomas S. Moore **MAP NO.:** 9-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 19, 2004  
**PREMISES AFFECTED:** 3232 N. Sheffield Avenue  
**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a physical culture/gym with the required parking spaces (10% of the occupancy) in a B4-2 Restricted Service District.

ZONING BOARD OF APPEALS  
806 CITY HALL  
JAN 24 A 8:36

**ACTION OF BOARD--**

CASE CONTINUED TO  
FEBRUARY 21, 2005

**THE VOTE**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
DONALD HUBERT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**

\_\_\_\_\_  
**CHAIRMAN**

*Copy*

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Grace Mendoza **CAL NO.:** 519-04-A

**APPEARANCE FOR:** Same **MAP NO.:** 10-H

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 19, 2004

**PREMISES AFFECTED:** 4100 S. Ashland Avenue

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing the establishment of a deadly weapons dealer's license in a C2-2 General Commercial District.

**ACTION OF BOARD--**

CASE CONTINUED TO  
FEBRUARY 21, 2005

**THE VOTE**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
DONALD HUBERT

2005 JAN 24 A 8:30  
ZONING BOARD OF APPEALS  
R-806 CITY HALL

	AFFIRMATIVE	NEGATIVE	ABSENT
X			
X			
X			
X			

**APPROVED AS TO SUBSTANCE**

\_\_\_\_\_  
**CHAIRMAN**

COPY

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Redic and Latashia Richardson **CAL NO.:** 520-04-A  
**APPEARANCE FOR:** Same **MAP NO.:** 18-I  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 19, 2004  
**PREMISES AFFECTED:** 3113-15 W. 71st Street  
**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing the establishment of a beauty salon in a B1-1 Local Retail District.

**ACTION OF BOARD--**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 JAN 24 A 8:36

**THE RESOLUTION:**

WHEREAS, the decision of the Office of the Zoning Administrator rendered, 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 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2004; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: a beauty salon is not a permitted use in a B1-1 zoning district; the building in which the new salon will be located is a mixed use; the appellant will run a small salon and will not be disruptive to the commercial district; the Board will allow the beauty salon to be established and directs that a business license be issued

COPY

**APPROVED AS TO SUBSTANCE**

\_\_\_\_\_  
 CHAIRMAN

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Salon 10 **CAL NO.:** 521-04-A  
**APPEARANCE FOR:** Jennifer Baxter **MAP NO.:** 13-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 19, 2004  
**PREMISES AFFECTED:** 5245 N. Clark Street  
**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing the establishment of a beauty salon in a B3-2 General Retail District.

ZONING BOARD OF APPEALS  
 R-806, CITY HALL  
 2005 JAN 24 A 8:37

**ACTION OF BOARD--**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		

**THE RESOLUTION:**

WHEREAS, the decision of the Office of the Zoning Administrator rendered, 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 17-13-1200." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2004; 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: a beauty salon is a permitted use in a B4 zoning district; the building in which the appellant wishes to operate is a mixed residential and commercial building. The Board finds allowing the salon would not be disruptive to the neighborhood; the Board will allow a business license to be issued a this address.

*Copy*

**APPROVED AS TO SUBSTANCE**

\_\_\_\_\_  
**CHAIRMAN**

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Clean and Neat, Inc.

CAL NO.: 522-04-A

APPEARANCE FOR:

MAP NO.: 4-G

APPEARANCES AGAINST:

MINUTES OF MEETING:  
November 19, 2004

PREMISES AFFECTED: 1901 S. Racine Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing the establishment of a mobile truck washing company with equipment onsite in a B4-2 Restricted Service District.

**ACTION OF BOARD-**

CASE CONTINUED TO  
JANUARY 21, 2005

**THE VOTE**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
DONALD HUBERT

ZONING BOARD OF APPEALS R-806 CITY HALL  
2005 JAN 24 A 8:37

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		

APPROVED AS TO SUBSTANCE

\_\_\_\_\_  
CHAIRMAN

COPY

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Tammy L. Gray

**CAL NO.:** 523-04-A

**APPEARANCE FOR:** Same

**MAP NO.:** 5-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
November 19, 2004

**PREMISES AFFECTED:** 1724 N. Dayton Street

**NATURE OF REQUEST:** Objector's Appeal from the decision of the Office of the Zoning Administrator which granted an exception to the property at 1726 N. Dayton, in an R4 General Residence District, which reduced the north and south side yard to 1.25' instead of 2.5'; the objector claims she was not given the required notice of the requested exception.

2005 JAN 21 A 8:37  
 BOARD OF APPEALS  
 R-8 DAYTON HALL

**ACTION OF BOARD--**

CASE CONTINUED TO  
JANUARY 21, 2005

**THE VOTE**

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		

**APPROVED AS TO SUBSTANCE**

\_\_\_\_\_  
**CHAIRMAN**

*Tammy L. Gray*

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** MidAmerica Bank, FSB **CAL NO.:** 524-04-S  
**APPEARANCE FOR:** Robert Patello **MAP NO.:** 18-D  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 19, 2004  
**PREMISES AFFECTED:** 7300 S. Stony Island 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 proposed 2-story bank with a drive through facility in a C2-2 General Commercial District.

**ACTION OF BOARD--**

APPLICATION APPROVED

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

2005 JAN 24 A 8:27  
 ZONING BOARD OF APPEALS  
 R-806 CITY HALL

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		

COPY

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2004; 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; the applicant will establish a new bank with drive through facility, the appraiser has stated that his use is not detrimental to the neighborhood, the nature of the banking business requires a drive through for after hours banking; the Board allow the drive through as a special use; complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; 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; The Department of Planning and Development recommends approval of the proposed drive-through facility provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings dated May 20, 2004 as prepared by Smith & Stephens Architects, Inc. and provided the final landscape plan us approved by the Department of Planning and Development.

**APPROVED AS TO SUBSTANCE**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Metro Java Jo'z, LLC **CAL NO.:** 525-04-S  
**APPEARANCE FOR:** John J. George **MAP NO.:** 16-K  
**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
November 19, 2004  
**PREMISES AFFECTED:** 6455 S. 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 proposed 1-story coffee shop with a drive thru in a B4-1 Restricted Service District.

**ACTION OF BOARD--**

CASE CONTINUE TO  
DECEMBER 17, 2004

**THE VOTE**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
DONALD HUBERT

2005 JAN 24 A 8:33  
ZONING BOARD OF APPEALS  
R-806 CITY HALL

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		

**APPROVED AS TO SUBSTANCE**

\_\_\_\_\_  
**CHAIRMAN**

COPY

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** 51st Street Townhomes LLC **CAL NO.:** 526-04-Z  
**APPEARANCE FOR:** Marcus J. Nunes **MAP NO.:** 12-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 19, 2004  
**PREMISES AFFECTED:** 3914 W. 51st Street  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, a proposed 3-story single family residence whose front yard shall be 3'-3" instead of 9.03' and whose rear yard shall be 3' instead of 30'.

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 JAN 24 A 9:37

**ACTION OF BOARD--**

VARIATION GRANTED

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

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 November 19, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2004; 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; the applicant will erect a 3-story single family residence whose front yard shall be 3'-3" and rear yard shall be 3'; the reductions will follow the yards of the neighbors and provide a home with a little more depth; 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; 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.

COPY

**APPROVED AS TO SUBSTANCE**

\_\_\_\_\_  
 CHAIRMAN

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Chicago Born Losers **CAL NO.:** 527-04-S  
**APPEARANCE FOR:** Larry Mapp **MAP NO.:** 1-K  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 19, 2004  
**PREMISES AFFECTED:** 4420 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 social club in a B4-2 Restricted Service District.

ZONING BOARD OF APPEALS  
 806 CITY HALL  
 JUN 24 A 8:37

**ACTION OF BOARD--**

APPLICATION APPROVED

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2004; 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; the social club will have approximately 45 members the club also rents out its facility for small neighborhood events; complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; 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; The Department of Planning and Development recommends approval of the proposed private club.

COPY

**APPROVED AS TO SUBSTANCE**

\_\_\_\_\_  
 CHAIRMAN

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Chicago Transit Authority **CAL NO.:** 528-04-S  
**APPEARANCE FOR:** Joseph P. Gattuso **MAP NO.:** 12-F  
**APPEARANCES AGAINST:** Mr. Boatner **MINUTES OF MEETING:**  
November 19, 2004  
**PREMISES AFFECTED:** 5008 S. Wells 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 CTA electric substation in a B2-1 Restricted Retail District.

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 JAN 24 A 8:37

**ACTION OF BOARD--**

APPLICATION APPROVED

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

	AFFIRMATIVE	NEGATIVE	ABSENT
RECUSE			
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 November 19, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2004; 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; the Chicago Transit Authority is in the process of updating the Red Line transit facility and as part of the program an additional substation is necessary to better serve the public with the addition of longer electric trains; complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; 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; The Department of Planning and Development recommends approval of the proposed electric substation.

COPY

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Bryn Mawr Terrace  
Condominium Association

**CAL NO.:** 529-04-S

**APPEARANCE FOR:** Joseph P. Gattuso

**MAP NO.:** 13-J

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
November 19, 2004

**PREMISES AFFECTED:** 3217 W. Bryn Mawr 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 existing 3-story 11 dwelling unit and commercial space building with residential use below the 2nd floor in a B2-3 Restricted Retail District.

**ACTION OF BOARD--**

APPLICATION APPROVED

**THE VOTE**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
DONALD HUBERT

2005 JAN 24 A 8:31  
 ZONING BOARD OF APPEALS  
 R-806 CITY HALL

	AFFIRMATIVE	NEGATIVE	ABSENT
<b>RECUSE</b>			
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 November 19, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2004; 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; the dwelling units and commercial building was constructed in 1979; the owner added an additional dwelling unit below the 2<sup>nd</sup> floor without the benefit of acquiring a special use for the use, the property has now been sold as condominium units and the current associations wishes to legalize the additional dwelling unit; parking spaces will be provided for all dwelling units; the Board will allowing the one dwelling unit below the 2<sup>nd</sup> floor to be lawfully established; the total number of dwelling unit will be 11; complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; 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; The Department of Planning and Development recommends approval of the ground-floor residential use.

**APPROVED AS TO SUBSTANCE**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Bryn Mawr Terrace  
Condominium Association

**CAL NO.:** 530-04-Z

**APPEARANCE FOR:** Joseph P. Gattuso

**MAP NO.:** 13-J

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
November 19, 2004

**PREMISES AFFECTED:** 3217 W. Bryn Mawr Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-3 Restricted Retail District, an existing 3-story 11 dwelling unit with commercial space building whose front yard shall be zero instead of 15', whose east side yard shall be 7.5' and whose west side yard shall be zero.

ZONING BOARD OF APPEALS  
 ROOM 905 CITY HALL  
 JAN 24 A 8:38

**ACTION OF BOARD--**

VARIATION GRANTED

**THE VOTE**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
DONALD HUBERT

AFFIRMATIVE	NEGATIVE	ABSENT
<b>RECUSE</b>		
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 November 19, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2004; 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; the Board has granted a special use in Case #549-04-S and the building's front yard shall be zero, east yard shall be 7.5' and a zero west yard; 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; 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.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**



**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Chicago Transit Authority

**CAL NO.:** 532-04-Z

**APPEARANCE FOR:** Joseph P. Gattuso

**MAP NO.:** 10-F

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
November 19, 2004

**PREMISES AFFECTED:** 3938 S. Wentworth Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence/B2-1 Restricted Retail Districts, a CTA electric station whose north side yard shall be 5' instead of 10' and to reduce the rear yard 20' instead of 30'.

2005 JAN 24 A 8:38  
ZONING BOARD OF APPEALS  
R-806 CITY HALL

**ACTION OF BOARD--**

VARIATION GRANTED

**THE VOTE**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
DONALD HUBERT

	AFFIRMATIVE	NEGATIVE	ABSENT
	RECUSE		
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 November 19, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2004; 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; the Board has granted the use in Case #531-04-S and therefore the structure shall have a north yard of 5' and rear yard of 20'; 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; 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.

**APPROVED AS TO SUBSTANCE**

\_\_\_\_\_  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Dalan/Jackson, LLC **CAL NO.:** 533-04-S  
**APPEARANCE FOR:** Caroline A. Nash **MAP NO.:** 16-D  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 19, 2004  
**PREMISES AFFECTED:** 1511-57 E. 67th Street/6700-24 S. Stony Island 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 proposed drug store with drive through facility in a B3-3/B3-5 General Retail District.

**ACTION OF BOARD--**

APPLICATION APPROVED

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 JAN 24 A 8:30

APPRIMATIVE	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 November 19, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2004; 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; the store previously approved (#17201-S) as the same use but not constructed and now the applicant wishes to proceed; the Board will incorporate by reference the previous record and decision and does hereby grant the special use for a drug store with drive through; complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; 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;

**APPROVED AS TO SUBSTANCE**

COPY

\_\_\_\_\_  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Straford Memorial Seventh-day Adventist Church **CAL NO.:** 534-04-S

**APPEARANCE FOR:** Thurman Demille **MAP NO.:** 28-F

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:** November 19, 2004

**PREMISES AFFECTED:** 454-56 W. 1119th 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 25 space accessory parking lot for private passenger automobiles, in a B2-1 Local Retail District, to serve the church located at 438 W. 120th Street.

**ACTION OF BOARD--**

APPLICATION APPROVED

**THE VOTE**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
DONALD HUBERT

APPROVED	NEGATIVE	ABSENT
X		
X		
X		
X		

2005 JAN 24 A 8:38  
 ZONING BOARD OF APPEALS  
 R-806 CITY HALL

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2004; 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; the applicant will establish an off-site parking lot for 25 private passenger vehicles the serve the church located at 438 W. 120<sup>th</sup> Street; this parking lot will allow parking on the public way and the Board will grant the special use; complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; 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; The Department of Planning and Development recommends approval of the proposed parking lot provided the applicant installs landscaping and fencing in compliance with the Chicago Landscape Ordinance.

**APPROVED AS TO SUBSTANCE**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** 4950 Western LLC

**CAL NO.:** 536-04-S

**APPEARANCE FOR:** James J. Banks

**MAP NO.:** 13-I

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
November 19, 2004

**PREMISES AFFECTED:** 4938-52 N. Western 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 proposed 4-story 36 dwelling unit building with residential use below the 2nd floor in a B2-3 Restricted Retail District.

2005 JAN 24 A 8:38  
 BOARD OF APPEALS  
 R-806 CITY HALL

**ACTION OF BOARD--**

APPLICATION APPROVED

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2004; 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; the applicant will construct a 4-story 36 dwelling unit building with residential use below the 2<sup>nd</sup> floor; the building contains 3 CPAN units; the property will contain 69 parking spaces; pursuant to Section 17-10-0500 of the Chicago Zoning Ordinance, the Board hereby makes and sets the following restriction(s) on the applicant and project herein. The developer is hereby prohibited from selling the parking spaces within the subject building to anyone other than a purchaser of one of the condominium units. It is further required that the Condominium Declaration provide, or be amended to provide, that a sale by the developer of a condominium unit is to be the sale of a condominium unit and, at least, one parking space. The Condominium Declaration shall further provide that all subsequent sales of a condominium unit and the parking space(s) included at the initial sale. The condominium unit owners may lease their parking space to persons who are not owners of the condominium units but are prohibited from selling the parking space to anyone other than a subsequent purchaser of their condominium unit. Where there are parking spaces in excess of the number of parking spaces required under the Chicago Zoning ordinance for the number of units within the building, those excess parking spaces shall be designated for use by guests, delivery vehicles and vehicles parking for maintenance or service to the building or its owners. Those spaces shall not be designated as limited common elements, but rather,

**APPROVED AS TO SUBSTANCE**

\_\_\_\_\_  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**MINUTES OF MEETING:**

November 19, 2004

**CAL NO.:** 536-04-S

ZONING  
BOARD OF APPEALS  
R-806 CITY HALL

2005 JAN 24 A 6:30

common elements owned and managed by the condominium association for benefit of all the unit owners. This restriction is intended to be a covenant running with the land. Additionally, the applicant is hereby required to record this order before the Variations contained herein becomes effective; complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; 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; The Department of Planning and Development recommends approval if the proposed ground-floor residential use.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** 4950 Western LLC

**CAL NO.:** 537-04-Z

**APPEARANCE FOR:** James J. Banks

**MAP NO.:** 13-I

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
November 19, 2004

**PREMISES AFFECTED:** 4938-52 N. Western Avenue \*

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-3 Restricted Retail District, a proposed 4-story 36 dwelling unit building whose front yard shall be zero instead of 15', whose north and south side yards shall be zero each instead of 15.83' each, whose rear yard shall be 19' instead of 30'.

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 JAN 24 A 9:38

**ACTION OF BOARD--**

VARIATION GRANTED

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

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 November 19, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2004; 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; the Board has granted a special use for residential use in Case #537-04-Z; the building shall have a front yard of zero, north side yard shall be zero, south side yard shall be zero and the rear yard shall be 19'; 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; 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 HEARING

**APPROVED AS TO SUBSTANCE**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Art Margulis **CAL NO.:** 538-04-Z  
**APPEARANCE FOR:** John Fritchey **MAP NO.:** 5-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 19, 2004  
**PREMISES AFFECTED:** 2209 N. Seminary Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, a proposed rear 2-story addition to an existing single family residence whose north rear yard shall be zero instead of 13.8' and whose east side yard shall be 4.8'.

**ACTION OF BOARD--**

VARIATION GRANTED

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

ZONING BOARD OF APPEALS  
R-806 CITY HALL  
2005 JAN 24 A 8:30

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 November 19, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2004; 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; the applicant wishes to enlarge his single family residence by adding a 2-story addition; the building will then have a zero north yard and a 4.8' east yard this addition is not out of character with the rest of the neighborhood and the Board will grant the variation; 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; 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.

**APPROVED AS TO SUBSTANCE**

\_\_\_\_\_  
CHAIRMAN

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Beverly Bank & Trust Company, N.A. **CAL NO.:** 540-04-S  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 24-I  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 19, 2004  
**PREMISES AFFECTED:** 10234-58 S. Western 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 proposed bank with 4 drive through lanes in a B1-1 Local Retail/B3-1 General Retail Districts.

2005 JAN 24 A 8:39  
 ZONING BOARD OF APPEALS  
 R-806 CITY HALL

**ACTION OF BOARD--**

APPLICATION APPROVED

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

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 November 19, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2004; 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 the applicant will construct a new bank with a drive through facility; the applicant has stated that the clientele requires drive through banking and a majority of its business will be accessed from the drive through ; the Board will grant the special use; complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; 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; The Department of Planning and Development recommends approval of the proposed drive-through facility provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings dated November 9, 2004 as prepared by Grund & Riesterer Architects, Inc. and provided the final landscape plan is approved by the Department of Planning and Development.

**APPROVED AS TO SUBSTANCE**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Patriot Staffing Management, LLC **CAL NO.:** 541-04-S  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 8-I  
**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
November 19, 2004  
**PREMISES AFFECTED:** 3600 S. Western Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day laborer facility in a C2-2 General Commercial District.

ZONING BOARD OF APPEALS  
 410 S. WASHINGTON ST.  
 CHICAGO, IL 60607  
 205 JAN 24 A 8:39

**ACTION OF BOARD--**

APPLICATION APPROVED

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

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 November 19, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2004; 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; the applicant operates other similar facilities and states that there is an urgent need for this type of service; the applicant will keep its clients from congregating in front of the property, most clients are frequent users and the use will not be disruptive to the neighborhood; the Board will grant the special use as a day laborer facility; complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; 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; The Department of Planning and Development has no objection the establishment of a day labor office at this location.

**APPROVED AS TO SUBSTANCE**

\_\_\_\_\_  
 CHAIRMAN

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** AmeriCash Loans, LLC

**CAL NO.:** 542-04-S

**APPEARANCE FOR:** James J. Banks

**MAP NO.:** 1-E

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
November 19, 2004

**PREMISES AFFECTED:** 28 E. 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 payday loan facility in a (B6-7) DX-16 Downtown Mixed-Use District.

ZONING BOARD OF APPEALS  
 R-806, CITY HALL  
 2005 JAN 24 A 8:39

**ACTION OF BOARD--**

APPLICATION APPROVED

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

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 November 19, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2004; 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; the applicant operates other similar facilities; the location will be on the 1<sup>st</sup> floor; the applicant will be interviewed away from the public street; there will be no living up outside of the office; the Board will grant the special use as a payday loan facility; this use is not out of character with the down town area; complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; 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; The Department of Planning and Development recommends approval of the proposed payday loan office.

**APPROVED AS TO SUBSTANCE**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** New Polonia Club, Incorporated **CAL NO.:** 543-04-S  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 7-M  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 19, 2004  
**PREMISES AFFECTED:** 6101-03 W. Belmont 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 expansion tavern (1,395 sq. ft.) in a B3-1 Community Shopping District.

**ACTION OF BOARD--**

APPLICATION APPROVED

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

2005 JAN 20 A 8 10  
 BOARD OF APPEALS  
 R-806 CITY HALL

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2004; 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; the applicant has operated the tavern for many years; she now wishes to expand this use into the dining area next door in which she mainly served food; she states that she has not caused a problem to the neighborhood; the Board will allow the expansion of a tavern into the adjoining space; complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; 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; The Department of Planning and Development recommends approval of the proposed tavern expansion.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Anna Greenberg **CAL NO.:** 200-04-S  
**APPEARANCE FOR:** John J. Pikarski & Thomas M. Pikarski **MAP NO.:** 10-K  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 19, 2004  
**PREMISES AFFECTED:** 4602 S. Pulaski Road

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day laborer employment agency in a B4-1 Restricted Service District.

ZONING BOARD OF APPEALS  
 R-806-CITY HALL  
 2005 JAN 24 A 8:39

**ACTION OF BOARD--**

APPLICATION APPROVED

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2004 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 3, 2004; 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; the applicant has operated on other similar use and it will not allow clients to congregate in front of the building; the Board will grant a special use as a day laborer facility; complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; 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;

**APPROVED AS TO SUBSTANCE**

\_\_\_\_\_  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Straford Memorial Seventh-day Adventist Church **CAL NO.:** 292-04-S

**APPEARANCE FOR:** Thurman Demille **MAP NO.:** 28-F

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:** November 19, 2004

**PREMISES AFFECTED:** 500 W. 119th 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 466 seat church in a B2-1 Restricted Retail District

ZONING BOARD OF APPEALS  
 9-806 CITY HALL  
 205 JAN 24 A 8:39

**ACTION OF BOARD--**

APPLICATION APPROVED

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 28, 2004; 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; the applicant will establish a 466 seat church and will provide 58 off-site parking spaces; the evidence has shown that the church and its off-site parking lots will not be adversely effect the neighborhood; the Board will grant a special use to establish a church in a B2-1 Zoning District; complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; 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;

APPROVED AS TO SUBSTANCE

\_\_\_\_\_  
 CHAIRMAN

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Straford Memorial Seventh-day Adventist Church

**CAL NO.:** 293-04-Z

**APPEARANCE FOR:** Thurman Demille

**MAP NO.:** 28-F

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
November 19, 2004

**PREMISES AFFECTED:** 500 W. 119th Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-1 Restricted Retail District, a 1-story addition to a church whose front yard transitional yard shall be 1' instead of 20'.

ZONING BOARD OF APPEALS  
 R-805 CITY HALL  
 2005 JAN 24 A 8:39

**ACTION OF BOARD--**

VARIATION GRANTED

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 28, 2004; 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; the Board has granted a special use to establish a church in Case #292-04-S and the Board will allow a variations to make the front transitional yard one foot; 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; 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.

**APPROVED AS TO SUBSTANCE**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Straford Memorial Seventh-day Adventist Church

**CAL NO.:** 294-04-A

**APPEARANCE FOR:** Thurman Demille

**MAP NO.:** 28-F

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
November 19, 2004

**PREMISES AFFECTED:** 500 W. 119th Street

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to waive 30 required parking spaces for a new church which requires 58 parking spaces in a B2-1 Restricted Retail District.

**ACTION OF BOARD--**

THIS CASE IS MOOT IN LIGHT OF THE BOARD'S DECISION IN CASE #534-04-S

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 JAN 24 A 8:39

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		

**APPROVED AS TO SUBSTANCE**

\_\_\_\_\_  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Lakeside Bank **CAL NO.:** 350-04-S  
**APPEARANCE FOR:** John J. Pikarski & Thomas M. Pikarski **MAP NO.:** 4-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 19, 2004  
**PREMISES AFFECTED:** 1055 W. Roosevelt Road

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed bank with 2 drive through lanes in an existing 2-story building in a B4-1 Restricted Service District.

**ACTION OF BOARD--**

APPLICATION APPROVED

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

2005 JAN 24 A 8:40  
 BOARD OF APPEALS  
 R-806 CITY HALL

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 29, 2004; 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; the applicant wishes to establish a bank with a drive through facility within an existing 2-story brick building, the matter was set for a hearing to determine whether or not the matter should have been stayed due to a pending Circuit Court of Cook County declaratory action; the matter was continued and a briefing school was set; the objector is St. Ignitus College Prep and Inner City Education and Recreation Foundation; the Board considered the briefs and heard oral arguments at 9:00 a.m.; the Chairman denied the Motion To Stay Hearing and set the matter for hearing in the afternoon; the applicant testified that the property was formerly the Illinois Regional Library for the Blind; the site has one means of egress and ingress on Roosevelt Road just east of Blue Island; the width of the driveway is 20 feet; the parking lot will contain parking plus 2 drive through lanes and 21 parking spaces; the applicant estimates that 40 to 60 vehicles per hour will use the facility; the appraiser for the applicant states that St. Ignitus College Prep School and the University of Illinois are two institutions located across the street; he stated there are two other drive through facility in the area, a bank and fast food restaurant; he stated that the proposed use as a bank with drive through, in his opinion, would not have a negative affect on the neighboring property values, or the health safety and welfare of the public; the applicant stated that it is a business necessity to provide a

BOARD OF APPEALS  
R-806 CITY HALL  
2005 JAN 24 A 6 40

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

0007

**MINUTES OF MEETING:**  
November 19, 2004

**CAL NO.:** 350-04-S

drive through service in the banking business and that a bank without drive through facilities is not economically feasible; the applicant offered an site plan prepared by Pappageorge/Haynes, Ltd and stamped "Approved" by the City of Chicago Department of Transportation Plan Review Committee dated August 12, 2004 which shows pavement marking "Right In/Right Out: on the apron of the driveway and a Right Turn only sign at the exit point of the property; the applicant stated it would comply with this traffic flow markings; The objectors presented evidence that the driveway was too narrow to safely handle the flow of traffic; they also stated that pedestrian traffic across the driveway would be at risk due to vehicles turning in and out of the parking lot, they stated that there would be no way to prevent customers who turn left in and left out of the facility; that the driveway is dangerous because the it is so close to Blue Island Avenue; that the public would be adversely effect allowing a drive through facility at this location; The Board has considered hundred of drive through facilities in the last few years. It should be noted that the use as a bank and required parking lot is a permitted use at this location. The only issue the Board is to consider is whether or not a two lane drive through should be allowed at this site; both sides have presented opposite pictures of how the drive through will effect the community; the Board hereby finds the following; the drive through facility will comply with all applicable standard of the Zoning Ordinance; the layout and design has been reviewed and approved by the City of Chicago, Department of Transportation Plan Review Committee; the use is in the interest of the public convenience and will not have a significant adverse impact or the general welfare of the neighborhood; a bank with drive through at this location is not a burden on the neighborhood; drive through facilities are common in the City and this neighborhood; the design is compatible with the character of the surrounding neighborhood; the applicant has taken an existing structure, which some believe has architectural significance, and converted it into a bank; it appears the existing parking lot has been reconfigured to accommodate two drive through lanes to allow the public to conduct one's banking; the lot will be landscaped and is not visible from the Blue Island side of the street; the open side of the lot faces an open field; this use is compatible with the character of the neighborhood in hours of operation, lighting, noise and traffic; more traffic will cross the driveway than with the previous use but there is no showing that the applicant cannot keep the public safe; there is no evidence as to how many people will cross the sidewalk at the driveway; the Board believes the public will not be at an undue risk; the design of the parking lot and drive through will promote pedestrian safety and comfort; the drive through are located away from the entrance; the Board orders the applicant to clearly mark the payment entrance to the driveway with pavement markings "Right In" (with arrow)"/"Right Out" (with arrow); the applicant shall provide a "Right Turn Only" sign at the exit of the driveway at the public way; the Board requests that the applicant seek to enlarge the width driveway, if at all possible; it notes that this is the only way to access the property; the applicant should add as much signage as possible to keep its customers from turning left in on left out of the lot; the parking shall be fenced and landscaped as in compliance with the Zoning Code; complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; 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): The Department of Planning Development recommends approval of the proposed drive-through facility provided it is constructed consistent with the lay out and design represented on the site plan and elevation drawings dated April 20, 2004 as prepared by Pappgeorge Haymes, Ltd. and provided the final landscape plan approved by the Department of Planning and Development.

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 905**

**APPLICANT:** Erie LaSalle Ltd Partnership  
**APPEARANCE FOR:** Thomas S. Moore  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED:** 672 N. LaSalle Drive

**CAL NO.:** 408-04-S  
**MAP NO.:** 1-F  
**MINUTES OF MEETING:**  
 November 19, 2004

**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 9 private passenger automobiles, in a B7-5 General Central Business District, to serve the requirement of a motor vehicle repair located at 146 W. Erie Street.

Zoning Board of Appeals  
 R-806 CITY HALL  
 2005 JUN 24 A 8:39

**ACTION OF BOARD--**

APPLICATION APPROVED

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

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 September 17, 2004 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 2004; 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; the applicant has operated a Motor Vehicle Repair facility for many years at this location; it will now add a parking lot to serve its business; the lot shall be fenced and landscaped as required by the Zoning Ordinance; the Board will grant the special use to establish an off-site accessory parking lot for 9 private passenger vehicles; complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; 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;

**APPROVED AS TO SUBSTANCE**

\_\_\_\_\_  
 CHAIRMAN

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Frank Sportes **CAL NO.:** 416-04-Z  
**APPEARANCE FOR:** Thomas S. Moore **MAP NO.:** 7-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 19, 2004  
**PREMISES AFFECTED:** 2933 N. Southport Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, a proposed 4-story 3 dwelling unit building whose front yard shall be 7' instead of 15', north side yard shall be zero instead 2' and a rear yard shall be 7'-4" instead of 30'.

2005 JUN 24 A 8:39  
 ZONING BOARD OF APPEALS  
 R-806 CITY HALL

**ACTION OF BOARD--**

VARIATION GRANTED

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

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 September 29, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 2004; 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; the applicant will construct a 4-story 3 dwelling unit building; the lot is irregular and smaller than the average city lot; the reduction will allow a building to be constructed with a more normal amount of square footage; The Board will grant a variation whose front yard shall be 7', north side yard shall be zero and a 7'-4" rear yard; 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; 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.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Randolph Partnership LLC-6314 Series      **CAL NO.:** 419-04-S  
**APPEARANCE FOR:** Bill Stotis & Kosta Cios      **MAP NO.:** 16-L  
**APPEARANCES AGAINST:** John Giswold      **MINUTES OF MEETING:**  
November 19, 2004  
**PREMISES AFFECTED:** 6332-46 S. Cicero Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for 37 private passenger automobiles, in a B4-1 Restricted Service District, to serve a restaurant located at 6314 S. Cicero Avenue.

**ACTION OF BOARD--**

APPLICATION APPROVED

**THE VOTE**



BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
DONALD HUBERT

Zoning Board of Appeals  
305 CITY HALL  
JAN 24 A 8:39

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 September 17, 2004 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 2004; 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; the applicant will establish an off site parking lot for 37 private passenger vehicles to handle the overflow parking from its restaurant at 6314 S. Cicero; the lot will have an entrance on Cicero and two exits at the alley parallel to Cicero; a neighbor expressed his concerns with the vehicles leaving the parking lot, through the alley, may endanger pedestrians; the Board orders the applicant to place "Speed Humps" at each exit from the lot to slow vehicles entering the alley; the parking lot shall be fenced and landscaped in compliance to the Zoning Ordinance; complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; 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): Fenced and landscaping as provided in the Zoning Ordinance.

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

**APPROVED AS TO SUBSTANCE**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** William J. Barry **CAL NO.:** 428-04-A  
**APPEARANCE FOR:** William Hennessy **MAP NO.:** 5-E  
**APPEARANCES AGAINST:** Thomas S. Moore, etal **MINUTES OF MEETING:**  
November 19, 2004  
**PREMISES AFFECTED:** 227-31 W. Menomonee Street  
**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a proposed 5 car garage, at the rear of the property, due to an inadequate drive-way width and turning radius into the garage in an R5 General Residence District.

**ACTION OF BOARD--**

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

2005 JAN 21 A 8:10  
 ZONING BOARD OF APPEALS  
 R-806, CITY HALL

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

COPY

**THE RESOLUTION:**

WHEREAS, the decision of the Office of the Zoning Administrator, reads: Appellant seeks an appeal of the decision of the Zoning Administrator in refusing to approve a garage at the rear of the property because inadequate drive with and turning radius to the garage. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200. and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 2004; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The applicant owns two buildings located on a zoning lot, the property does not have access to a alley; the property have a driveway situated on the west side of the property; the rear of the lot is vacant and the applicant proposes to erect a garage for 5 automobiles; the applicant has testified that the driveway, based on a survey, is 8 feet wide at the font of the building near the stairs; he states that he will remove part of the 1<sup>st</sup> floor at the southwest corner of the building and will

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

ZONING  
BOARD OF APPEALS  
R-806 CITY HALL

2005 JUN 24 A 8:40

905

**MINUTES OF MEETING:**  
November 19, 2004

**CAL NO.:** 428-04-A

support the remaining second floor with a cantilever structure; this will allow an area to turn vehicles in and out of the garage; the applicant wishes to erect a 15 foot garage which will have windows at the top of the structure, he stated that the vehicles will have adequate space to turn and will not have to back out down the driveway to exist the property; the applicant has submitted a brief in support of his position; several neighbors have appeared, with counsel, to object to the appeal; the objectors stated there is not an 8 foot aisle between 231 W. Menomonee Street and 233 W. Menomonee Street; the owner of 233 W. Menomonee Street testified that his building is from 1" to 2" over the property line and extends into his neighbor's property; a civil engineer for the objectors, Robert Mustare II stated he measured the width of the drive at the front of the building to be 7'-9"; he also provided a photograph of the tape measure showing the width, he also stated he made several studies of turning radius at the rear of the property and stated that there was insufficient area to safely turn vehicles around in order to exit the property; he stated the width of the driveway was too narrow to be safe; the Zoning Administrator denied the appellant's permit because of inadequate driveway width and turning radius into the garage; The Board has reviewed the briefs and testimony of all parties and hereby finds that the appellant has not proven that the driveway will have a minimum of 8 feet in width; there is sufficient area at the rear of the property to turn around vehicles so that they may exit the property without having to back out; the Board finds that the width of the driveway is 7'-9" and does not meet the minimum width 18 feet as required by the Department of Zoning; the Board also states there is insufficient area in the rear of the property to allow the safe turning of vehicles as to allow the vehicles to exit without backing out across the sidewalk; the Board affirms the decision of the Zoning Administrator.

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** City First Foundation **CAL NO.:** 445-04-Z  
**APPEARANCE FOR:** David L. Bea **MAP NO.:** 9-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 19, 2004  
**PREMISES AFFECTED:** 1240-42 W. Addison Street  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, a public parking lot to qualify as required facilities for two or more uses since the ball park use will not take place at same time as the religious assembly.

ZONING BOARD OF APPEALS  
 R-906 CITY HALL  
 2005 JAN 24 A 8:39

**ACTION OF BOARD--**

VARIATION GRANTED

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

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 September 17, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 2004; 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; the Board has granted the special use in Case #444-04-S; the Board has reviewed the evidence that the two uses, religious assembly and Cub Baseball game parking do not occur at the same times; the Board therefore grants a dual use variation to the parking facility; 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; 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.

**APPROVED AS TO SUBSTANCE**

\_\_\_\_\_  
 CHAIRMAN

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** City First Foundation **CAL NO.:** 444-04-S  
**APPEARANCE FOR:** David L. Bea **MAP NO.:** 9-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 19, 2004  
**PREMISES AFFECTED:** 1240-42 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 public parking lot in an R4 General Residence District.

**ACTION OF BOARD--**

APPLICATION APPROVED

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

2005 JAN 24 A  
 BOARD OF APPEALS  
 R-306 CITY HALL  
 ZONING

	AFFIRMATIVE	NEGATIVE	ABSENT
X	3	0	0
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 September 17, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 2004; 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; the applicant is a religious facility; which will valet park automobiles during non-religious assembly hours for Cubs Baseball events; the parking spaces will be on City First Foundation property and never on the public way; the Board will grant the use of a public parking lot during non-religious assembly use; complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; 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;

**APPROVED AS TO SUBSTANCE**

\_\_\_\_\_  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** McDonald's Corporation

**CAL NO.:** 449-04-S

**APPEARANCE FOR:**

**MAP NO.:** 5-N

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
November 19, 2004

**PREMISES AFFECTED:** 6500 W. North 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 proposed fast food restaurant with drive through facility in M2-1 General Manufacturing District.

ZONING BOARD OF APPEALS  
 8-806 CITY HALL  
 2005 JAN 24 A 8:40

**ACTION OF BOARD--**

WITHDRAWN

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		

**APPROVED AS TO SUBSTANCE**

\_\_\_\_\_  
**CHAIRMAN**