

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

**APPLICANT:** BAFCOR, Inc. **CAL NO.:** 01-05-S  
**APPEARANCE FOR:** Gary I. Wigoda **MAP NO.:** 7-1  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
January 21, 2005  
**PREMISES AFFECTED:** 2504 N. Willetts Court  
**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 6 dwelling unit building with residential use below the 2nd floor in a C2-2 Neighborhood Commercial District.

**ACTION OF BOARD-**

CASE CONTINUED TO  
FEBRUARY 18, 2005

**THE VOTE**

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

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

**APPLICANT:** BAFCOR, Inc.

**CAL NO.:** 02-05-S

**APPEARANCE FOR:** Gary I. Wigoda

**MAP NO.:** 7-1

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 2510 N. Willetts Court

**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 6 dwelling unit building with residential use below the 2nd floor in a C2-2 Neighborhood Commercial District.

**ACTION OF BOARD--**

CASE CONTINUED TO  
FEBRUARY 18, 2005

**THE VOTE**

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

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

**APPLICANT:** BAFCOR, Inc. **CAL NO.:** 03-05-S

**APPEARANCE FOR:** Gary I. Wigoda **MAP NO.:** 7-1

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 2514 N. Willetts Court

**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 6 dwelling unit building with residential use below the 2nd floor in a C2-2 Neighborhood Commercial District.

**ACTION OF BOARD--**

CASE CONTINUED TO  
FEBRUARY 18, 2005

**THE VOTE**

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

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

**APPLICANT:** BAFCOR, Inc. **CAL NO.:** 04-05-S

**APPEARANCE FOR:** Gary I. Wigoda **MAP NO.:** 7-I

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 2518 N. Willetts Court

**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 6 dwelling unit building with residential use below the 2nd floor in a C2-2 Neighborhood Commercial District.

**ACTION OF BOARD--**

CASE CONTINUED TO  
FEBRUARY 18, 2005

**THE VOTE**

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

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

**APPLICANT:** BAFCOR, Inc. **CAL NO.:** 05-05-S

**APPEARANCE FOR:** Gary I. Wigoda **MAP NO.:** 7-I

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 2524 N. Willetts Court

**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 6 dwelling unit building with residential use below the 2nd floor in a C2-2 Neighborhood Commercial District.

**ACTION OF BOARD--**

CASE CONTINUED TO  
FEBRUARY 18, 2005

**THE VOTE**

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

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

**APPLICANT:** Harris Trust and Savings Bank **CAL NO.:** 06-05-S

**APPEARANCE FOR:** James J. Banks **MAP NO.:** 5-H

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 2180-90 N. Elston Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed bank with drive through facility in a C1-2 Neighborhood Commercial District.

**ACTION OF BOARD--**

APPLICATION APPROVED

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2005; 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 bank with a drive through 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 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 elevations drawings dated September 24, 2004 as prepared by STL Architects and Planners and provided the final landscape plan is 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:** Childrens Home & Aid Society of Illinois **CAL NO.:** 07-05-S

**APPEARANCE FOR:** **MAP NO.:** 3-I

**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 2516 W. Division 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 day care center on the 2nd floor within an existing community center in an M1-1 Limited Manufacturing/Business Park District.

**ACTION OF BOARD--**

CASE CONTINUED TO  
APRIL 22, 2005

**THE VOTE**

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

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

**APPLICANT:** Horizons Community Services, Inc. **CAL NO.:** 08-05-S

**APPEARANCE FOR:** Stephen Herseth **MAP NO.:** 9-G

**APPEARANCES AGAINST:** Jearlyn Nichols Ameen **MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 3628-56 N. Halsted 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 community center in a proposed 3-story building which will contain a retail use with parking on the 1st floor in a C1-3 Neighborhood Commercial District.

**ACTION OF BOARD-**

APPLICATION APPROVED

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2005; 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 community center in a 3-story building with retail use and parking on the 1<sup>st</sup> floor; the community center will attend to the needs of the Gay and Lesbian population in the City of Chicago, the center will provide support services and a location for this community; the three story building will contain a retail use on the first floor with additional parking on the lower level; the center will occupy the second and third levels; the center will provide the required off-site 11 parking spaces at 3601-59 N. Fremont, the Board finds that the use as a community center for the Gay and Lesbian community 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 and Development recommends approval of the proposed community center.

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

\*Amended at Hearing

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

**APPLICANT:** Horizons Community Services, Inc. **CAL NO.:** 09-05-S  
**APPEARANCE FOR:** Stephen Herseth **MAP NO.:** 9-G  
**APPEARANCES AGAINST:** Jearlyn Nichols Ameen **MINUTES OF MEETING:**  
 January 21, 2005  
**PREMISES AFFECTED:** 3601-59 N. Fremont Street

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for 111 private passenger automobiles, in an RM-5 Residential Multi-Unit District, to serve a community center located at 3628-52 N. Halsted Street.

**ACTION OF BOARD—**

APPLICATION APPROVED

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2005; 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 applicant the use of a community center for the Gay and Lesbian community at 3628-52 N. Halsted in case # 08-05-S; the applicant is required to provide 111 parking spaces for private vehicles; the applicant is leasing 111 spaces, which are exclusively for the use of applicant, at the Chicago Board of Education School at 3601-59 N. Fremont; this lot contains approximately 240 parking spaces for the school plus additional spaces for the community and the public; the lot is paved and stripped; the evidence shows the lot is located approximately 350 feet from the community center. Alderman Schiller and Alderman Tuney have testified in support the community center; one person objected claiming the lot should be returned to a playground for the use of the school children, the Board finds that off-site parking lot; 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;

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

**APPLICANT:** Horizons Community Services, Inc. **CAL NO.:** 10-05-Z

**APPEARANCE FOR:** Stephen Herseth **MAP NO.:** 9-G

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 3601-59 N. Fremont Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, the establishment of an accessory off-site parking lot for 111 private passenger automobiles, whose front yard shall be 7' instead of 15'.

**ACTION OF BOARD—**

WITHDRAWN ON MOTION OF THE APPLICANT

**THE VOTE**

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

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

**APPLICANT:** Belmont Bank & Trust **CAL NO.:** 11-05-S  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 9-P  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
January 21, 2005  
**PREMISES AFFECTED:** 8244-56 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 a proposed 2-story bank with drive through facility in a B3-2 Neighborhood Shopping District.

**ACTION OF BOARD--**

APPLICATION APPROVED

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2005; 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 bank with drive through facility in a 2-story building; the property will contain a parking lot with drive through lanes behind the building; the applicant has testified that a drive through facility is a business necessity and without it the bank may not successfully serve it customers, the Board hereby finds this 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): 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 30, 2004 as prepared by Griskelis, Young, and Harrell and provided the final landscape plan is 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:** Belmont Bank & Trust

**CAL NO.:** 12-05-Z

**APPEARANCE FOR:** James J. Banks

**MAP NO.:** 9-P

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 8244-56 W. Belmont Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-2 Neighborhood Shopping District, a proposed 2-story banking facility whose front yard set back shall be zero instead of 7.5'.

**ACTION OF BOARD--**

VARIATION GRANTED

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises; the board has granted a special use for a proposed bank with drive through facility in case # 11-05-S; the building will be located on the south west corner of the lot, the building shall have a front yard set back of zero instead of 7.6'; the Board hereby finds the following; 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.

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

**APPLICANT:** Michael Olimene

**CAL NO.:** 13-05-Z

**APPEARANCE FOR:** Same

**MAP NO.:** 8-E

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 3337 S. Giles Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RS3 Residential Single-Unit District, a proposed 3-story single family residence whose north and south side yard shall be zero instead of combined 4.3' and to allow the height of the building to be increased to 31' instead of 30'.

**ACTION OF BOARD--**

CASE CONTINUED TO  
MARCH 18, 2005

**THE VOTE**

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

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

**APPLICANT:** East Side Soccer Dome, Inc. **CAL NO.:** 14-05-S  
**APPEARANCE FOR:** Edward Grossman **MAP NO.:** 30-A  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 January 21, 2005  
**PREMISES AFFECTED:** 11919 S. Avenue O

**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 indoor soccer stadium and entertainment facility in an M2-2 Light Industry District.

**ACTION OF BOARD--**

APPLICATION APPROVED

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2005; 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 site has been vacant for several years; the applicant will construct an indoor soccer facility which will initially be used between 5 and 6 months out of the year; most use will occur on weekend and there will be limited practice sessions during the week; the Department of Planning and Development has decided that 55 parking spaces are required; the applicant will provide 147 parking spaces; the Board therefore finds this project; 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 and Development recommend approval of the proposed indoor soccer stadium and recreation facility provided the applicant complies with the Chicago Landscape Ordinance.

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:** Jaeger and Haake Development, L.L.C. **CAL NO.:** 15-05-Z

**APPEARANCE FOR:** James J. Banks **MAP NO.:** 9-H

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 1801-13 W. Irving Park Road

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-5 Community Shopping District, a proposed 7-story 13 dwelling unit and commercial building whose rear yard, at the first residential level, shall be 7.5' instead of 30'.

**ACTION OF BOARD-**

VARIATION GRANTED

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2005; 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 7-story 13 dwelling unit building each unit will also have one dedicated parking space; there will be 4 CPAN units dedicated; the Board hereby finds; 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

**MINUTES OF MEETING:**

January 21, 2005

**CAL NO.: 15-05-Z**

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):

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 quests, 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;

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:** NGWA National Association, USA **CAL NO.:** 16-05-S

**APPEARANCE FOR:** David Koch **MAP NO.:** 20-B

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 8456 S. Commercial Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a community center in a B3-1 Community Shopping District.

**ACTION OF BOARD-**

APPLICATION APPROVED

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2005; 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 community center will provide a meeting place for parties, graduations and other social events; the Department of Planning and Development requires 12 automobile parking spaces; the applicant will comply; the Board therefore finds this project; 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 and Development recommends approval of the proposed community center.

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:** Callahan Communication Service, Inc. **CAL NO.:** 17-05-S

**APPEARANCE FOR:** Richard Toth/John J. George **MAP NO.:** 24-I

**APPEARANCES AGAINST:** Eugene McMatton **MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 10249-51 S. Artesian Avenue/2420-24 W. 103rd 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 wireless communication facility with a 120 foot tower, containing 3 or more users in a B1-1 Neighborhood Shopping District.

**ACTION OF BOARD--**

CASE CONTINUED TO  
FEBRUARY 18, 2005

**THE VOTE**

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

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

**APPLICANT:** Callahan Communication Service, Inc. **CAL NO.:** 18-05-Z

**APPEARANCE FOR:** Richard Toth/John J. George **MAP NO.:** 24-I

**APPEARANCES AGAINST:** Eugene McMatton **MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 10249-51 S. Artesian Avenue/2420-24 W. 103rd Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-1 Neighborhood Shopping District, a wireless communication facility whose rear yard shall be 7' instead of 30' and whose front yard shall be 2' instead of 20'.

**ACTION OF BOARD--**

CASE CONTINUED TO  
FEBRUARY 18, 2005

**THE VOTE**

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

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

**APPLICANT:** Scott Bolger **CAL NO.:** 19-05-Z  
**APPEARANCE FOR:** Same **MAP NO.:** 15-N  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
January 21, 2005  
**PREMISES AFFECTED:** 7128 W. Talcott Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RS1 Residential Single-Unit S.D. 2 District, a front yard drive-way whose yard will be reduced to 8' instead of 17'-6".

**ACTION OF BOARD--**

VARIATION GRANTED

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2005; 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 building a new house; he will be providing for his disabled father; his father has difficulty walking and climbing stairs; the circular front driveway will allow better access to his home for his parent; the Board hereby finds; 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.

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

**APPLICANT:** Leo Licata-Billboards, Inc.

**CAL NO.:** 20-05-A

**APPEARANCE FOR:** Adam Moreland

**MAP NO.:** 5-F

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 2325-33 N. Clark Street

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow, in a B1-3 Neighborhood Shopping District, a 1,400 sq. ft. advertising sign (north wall) which exceeds the allowable area by 100 sq. ft. and is located within 250 feet of an residential district.

**ACTION OF BOARD--**

CASE CONTINUED TO  
MARCH 18, 2005

**THE VOTE**

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

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

**APPLICANT:** AAA Checkmate LLC

**CAL NO.:** 21-05-S

**APPEARANCE FOR:**

**MAP NO.:** 1-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 954 W. Washington Boulevard: 2SC

**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 in a DX-3 Downtown Mixed-Use District.

**ACTION OF BOARD-**

CASE CONTINUED TO  
FEBRUARY 18, 2005

**THE VOTE**

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

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

**APPLICANT:** Eleanor Corsco

**CAL NO.:** 22-05-S

**APPEARANCE FOR:** Same

**MAP NO.:** 20-K

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 8350 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 expansion of a tavern within an existing restaurant in a B3-1 Community Shopping District.

**ACTION OF BOARD-**

APPLICATION APPROVED

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2005; 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 existing tavern and restaurant for many years without inconveniencing the neighborhood; she now wishes to expand these uses into an outdoor patio, the Alderman has sent a letter in support of this project; the board hereby finds the 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): The Department of Planning and Development recommends approval of the proposed expansion of the existing tavern and pizza restaurant.

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:** 2309 Corporation **CAL NO.:** 23-05-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 5-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
January 21, 2005  
**PREMISES AFFECTED:** 2309 N. Damen Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an B4-3 Community Shopping District, a proposed 4-story 21 dwelling units and with commercial space whose transitional rear yard shall be 5' instead of 30'.

**ACTION OF BOARD--**

VARIATION GRANTED

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2005; 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 4-story 21 dwelling unit building with 27 on site parking spaces; the parking will be accessed from Lister; the Board hereby finds this 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

**MINUTES OF MEETING:**

January 21, 2005

**CAL NO.: 23-05-Z**

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.

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;

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

**APPLICANT:** David A. Tudron

**CAL NO.:** 24-05-A

**APPEARANCE FOR:** Same

**MAP NO.:** 13-N

**APPEARANCES AGAINST:** Lisa Gariota

**MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 5038-40 N. Rutherford Avenue

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the subdivision of an improved zoning lot into 2-30' x 123.77' lots which do not have a minimum of 3,750 sq. ft. each (3,713 sq. ft.) in an RS2 Residential Single-Unit District.

**ACTION OF BOARD-**

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

**THE VOTE**

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO DEJESUS	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 January 21, 2005; and

WHEREAS, the district maps show that the premises is located in an RS2 Residential Single-Unit 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 property contains a single family residence and a garage next to the house which was added a few years later; the applicant now wishes to tear down the single family residence and garage, to divide the improved zoning lot into two new lots and then to build two new two story single family residences on each newly created lot; the size of the improved zoning lot is 60' x 123.77'; the Zoning Administrator denied the applicant's request to divide the improved zoning lot based on §17-2-0301-b due to the fact each new lot did not have the minimum lot area of 3,750 sq. ft., each new lot contains only 3,731 sq. ft.; the Board also considered the case law in Ganley vs City of Chicago, 18 Ill App 3d.248; 309 NE 2d 653 and finds the two lots record were combined into one improved zoning lot when the building was built across both lot and the garage was added; the removal of the home and garage (improvements) do no allow the lots to revert to their original status; The Board hereby finds that the zoning administrator did not error when he required each new lot to contain 3,750 sq. ft. before a new single family residence may be constructed; the appellant's appeal is denied.

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

**APPLICANT:** David A. Tudron

**CAL NO.:** 25-05-Z

**APPEARANCE FOR:** Same

**MAP NO.:** 13-N

**APPEARANCES AGAINST:** Lisa Gariota

**MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 5038 N. Rutherford Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RS2 Residential Single-Unit District, a two new 2-story single family residence whose combined side yards do not equal 9' with neither side yard less than 4', the side yards shall be 4' each.

**ACTION OF BOARD--**

THE VARIATION IS MOOT IN LIGHT OF THE BOARD DECISION IN CASE #24-05-A

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT

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

**APPLICANT:** Greek Town Partners, L.L.C. **CAL NO.:** 26-05-S

**APPEARANCE FOR:** Langdon D. Neal **MAP NO.:** 2-H

**APPEARANCES AGAINST:** S. Valenciano **MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 102-26 S. Halsted 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 bank with drive through facility in a DX-5 Downtown Mixed-Use District.

**ACTION OF BOARD-**

APPLICATION APPROVED

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2005; 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 build a new one story bank; the parking will be located at the rear of the building and it will contain three drive through lanes; the property is located on a pedestrian street (§17-4-0503-D); the Department of Planning and Development has recommended a denial of this use based on its interpretation of §17-4-0504-E-1 which prohibits drive through windows on pedestrian streets; the applicant contends that drive through facilities are mentioned as a special use in a business, commercial or downtown mixed use districts and the alderman chose to make distinction from drive through windows and drive through facilities; further if the alderman wanted to prohibit drive through facilities on a pedestrian street then they would have clearly said so; the applicant stated that two driveways currently exist and they will be replaced with a single driveway which further reduces the interference with pedestrian traffic;

**MINUTES OF MEETING:**

January 21, 2005

**CAL NO.:** 26-05-S

the Board hereby find the proposed drive through facility is not prohibit at this location since the aldermen did not clearly so state the prohibited uses; the Board hereby finds the 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;

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

**APPLICANT:** Marc and Anna Reinisch

**CAL NO.:** 27-05-Z

**APPEARANCE FOR:** Benard I. Citron

**MAP NO.:** 5-F

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 2214 N. Cleveland Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RM5 Residential Multi-Unit District, a proposed rear addition to an existing 2 ½-story single family residence with attached breezeway whose south side yard shall be zero instead of 2' for a total side yard combination of 2'-7 ½" and instead of 4.8' and to reduce the rear yard to 20'-4" instead of 34.72'.

**ACTION OF BOARD--**

VARIATION GRANTED

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2005; 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 extend the basement into the rear yard and add a breezeway connecting the garage to the house, the south side yard shall be zero, the combined yard shall be 2'-7 ½" and the rear yard shall be 20'-4"; the Board hereby find that; 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.

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

**APPLICANT:** James Dendor

**CAL NO.:** 28-05-Z

**APPEARANCE FOR:** Same

**MAP NO.:** 4-K

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 4015 W. 21st Place

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit District, a 2-story front porch to an existing residential building whose front yard shall be 3.4' instead of 20'.

**ACTION OF BOARD--**

VARIATION GRANTED

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2005; 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 existing second floor dwelling unit has one exit; the applicant wishes to add a front stair case to provide a second means of safe exit from the house; the front yard shall be 3.4' instead of 20', the Board hereby find; 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.

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

**APPLICANT:** New Evangelical Bible Church **CAL NO.:** 29-05-Z  
**APPEARANCE FOR:** John and Daniel Pikarski **MAP NO.:** 1-K  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:** January 21, 2005  
**PREMISES AFFECTED:** 4634-36 W. Washington Boulevard  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, a proposed 2-story addition to an existing church whose east side yard shall be zero instead of 20' and the rear yard shall be zero instead of 30'.

**ACTION OF BOARD-**

VARIATION GRANTED

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2005; 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 existing church wishes to expand to 416 seats; the current congregation is 200 people; the site will contain at least 52 parking spaces; the alderman has express his support of the project; the board hereby finds; 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.

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

**APPLICANT:** LaSalle Bank **CAL NO.:** 30-05-S

**APPEARANCE FOR:** John and Daniel Pikarski **MAP NO.:** 18-K

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 4153 W. 76th 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 expansion within an existing bank with drive through facility, an ATM drive through will be added in a B3-1 Community Shopping District.

**ACTION OF BOARD--**

APPLICATION APPROVED

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2005; 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 existing bank and drive through are lawfully existing; due to safety concerns from its customers the bank wishes to move one drive through into a more secure location; the Board hereby finds; 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 and Development recommends approval of the proposed drive-up A.T.M. provided it is located consistent with the layout represented on the site plan dated January 21, 2005 as prepared by Associates Planning/Design Group, Inc. and provided the final landscape plan is 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:** The Building Stage

**CAL NO.:** 31-05-S

**APPEARANCE FOR:** Jorge D. Reywoso

**MAP NO.:** 1-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 1044 W. Kinzie 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 149 seat theater in a PMD #4 Planned Manufacturing District.

**ACTION OF BOARD--**

CASE CONTINUED TO  
FEBRUARY 18, 2005

**THE VOTE**

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

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

**APPLICANT:** Chinese Christian Union Church **CAL NO.:** 32-05-S

**APPEARANCE FOR:** James J. Banks **MAP NO.:** 6-F

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 2263 S. Wentworth Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 320 seat religious assembly on the 2nd floor of an existing 2-story building in a C1-3 Neighborhood Commercial District.

**ACTION OF BOARD-**

APPLICATION APPROVED

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2005; 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 existing church needs to expand its facility to a 320 seat religious assembly; the church will also provide a youth ministry from this new location; in order to establish the use the church must provide 40 parking spaces; there are 2 spaces on site and the addition 38 will be provided at a public parking garage; the applicant has stated that the parking lot contains over 89 spaces and the church will use the 38 spaces on the weekends and it will not interfere with other customer use; the Board hereby finds; the applicant 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;

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

**APPLICANT:** Chinese Christian Union Church **CAL NO.:** 33-05-S  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 6-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 January 21, 2005  
**PREMISES AFFECTED:** 2333 S. Wentworth Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for 38 private passenger automobiles in an 2-story 89 space parking garage, in a C1-3 Neighborhood Commercial District, to serve the religious assembly located at 2263 S. Wentworth Avenue.

**ACTION OF BOARD-**

APPLICATION APPROVED

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2005; 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 32-05-S; the parking requirement is 40 spaces of which 38 spaces are provided here; the Board hereby finds the applicant 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 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): The Department of Planning and Development recommends approval of the proposed off-site parking.

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:** Chinese Christian Union Church **CAL NO.:** 34-05-Z

**APPEARANCE FOR:** James J. Banks **MAP NO.:** 6-F

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 2333 S. Wentworth Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-3 Neighborhood Commercial District, the establishment of a shared and off-site accessory parking facility for 38 private passenger automobiles which will be used at different hours of operation.

**ACTION OF BOARD-**

VARIATION GRANTED

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2005; 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 #33-05-S; the parking here will be for 38 vehicles; the church has stated that it will use the parking spaces at times which will not interfere with the public parking; the Board hereby finds; 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.

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

**APPLICANT:** Enriquez Produce, Inc. **CAL NO.:** 35-05-S  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 6-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 January 21, 2005  
**PREMISES AFFECTED:** 2406-10 S. Damen Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for private passenger automobiles, in a M2-3 Light Industry District, to accommodate the parking requirement for a warehouse located at 2420-44 S. Blue Island Avenue.

**ACTION OF BOARD-**

APPLICATION APPROVED

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2005; 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 adding to his existing warehouse facility; it needs to establish a outside parking lot to provide space for the parking requirement; the Board hereby finds the applicant 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 and Development recommends approval of the proposed off-site parking lot provided the applicant installs landscaping and fencing in compliance with the Chicago Landscape Ordinance.

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:** Enriquez Produce, Inc. **CAL NO.:** 36-04-Z

**APPEARANCE FOR:** James J. Banks **MAP NO.:** 6-H

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 2420-44 S. Blue Island Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a C2-3 Motor Vehicle-Related Commercial District, a proposed 1-story addition to an existing wholesale food warehouse whose rear yard shall be zero instead of 16'.

**ACTION OF BOARD-**

VARIATION GRANTED

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2005; 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 an off-site parking lot (#35-05-S) the lot shall have a zero rear yard instead of 16', the Board hereby finds that; 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.

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

**APPLICANT:** Matthew Skiba

**CAL NO.:** 486-04-S

**APPEARANCE FOR:**

**MAP NO.:** 13-M

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 5062 N. Austin 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 voluntary parking lot for private passenger automobiles, in an R2 Single-Family Residence District, to serve property located at 6020 W. Higgins.

**ACTION OF BOARD--**

CASE CONTINUED TO  
APRIL 22, 2005

**THE VOTE**

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

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

**APPLICANT:** Matthew Skiba

**CAL NO.:** 487-04-Z

**APPEARANCE FOR:**

**MAP NO.:** 13-M

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 5062 N. Austin Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single-Family Residence District, the establishment of an off-site parking lot for 8 private passenger automobiles whose north side yard shall be 2.5' instead of 4' and whose south side yard shall be zero instead of 4'.

**ACTION OF BOARD--**

CASE CONTINUE TO  
APRIL 22, 2005

**THE VOTE**

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

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

**APPLICANT:** Tiny's

**CAL NO.:** 490-04-S

**APPEARANCE FOR:**

**MAP NO.:** 9-H

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 1821 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 proposed tavern in a B4-1 Restricted Service District.

**ACTION OF BOARD--**

CASE CONTINUED TO  
MARCH 18, 2005

**THE VOTE**

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

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

**APPLICANT:** Tiny's

**CAL NO.:** 491-04-Z

**APPEARANCE FOR:**

**MAP NO.:** 9-H

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 1821 W. Addison Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-1 Restricted Service District, a proposed tavern with a reduction of the required transitional yards from 2.5' on the south and the elimination of the required 20' as an extension of the front yard in an R4 General Residence District.

**ACTION OF BOARD--**

CASE CONTINUED TO  
MARCH 18, 2005

**THE VOTE**

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

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

**APPLICANT:** Rev. James Henry

**CAL NO.:** 500-04-S

**APPEARANCE FOR:** Louis Elovitz

**MAP NO.:** 20-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
January 21, 2005

**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--**

APPLICATION APPROVED

**THE VOTE**

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO DEJESUS	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 106 seat religious facility, the required parking is at the rear of the property; the Board hereby finds the applicant 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.

**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:**  
January 21, 2005

**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 *zero* instead of 30'.\*

**ACTION OF BOARD--**

VARIATION GRANTED

**THE VOTE**

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO DEJESUS	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 constructed an architecturally significant single family residence and now wishes to add a two story addition and a roof top garden at the rear of the property, whose rear yard shall be zero instead of 30' and no rear yard open space\*\*; the Board hereby finds that; 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  
\*\* Amended Scrivener's Error

**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:**  
 January 21, 2005  
**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--**

APPLICATION APPROVED

**THE VOTE**

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO DEJESUS	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 applicants will establish a pay day loan facility; it will operate 6 days a week; Monday through Saturday and not on Sunday; the Board hereby finds the 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): The Department of Planning and Development has no objection to the establishment of a payday loan office at this location.

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.

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

**APPLICANT:** The #1 Gym

**CAL NO.:** 518-04-A

**APPEARANCE FOR:**

**MAP NO.:** 9-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
January 21, 2005

**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.

**ACTION OF BOARD--**

DISMISSED FOR WANT OF PROSECUTION

**THE VOTE**

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

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

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

**APPEARANCE FOR:** J. Reynoso **MAP NO.:** 10-H

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
January 21, 2005

**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--**

DISMISSED FOR WANT OF PROSECUTION

**THE VOTE**

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

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

**APPLICANT:** Clean and Neat, Inc. **CAL NO.:** 522-04-A  
**APPEARANCE FOR:** J. Reynoso **MAP NO.:** 4-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
January 21, 2005  
**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--**

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		
REVEREND WILFREDO DEJESUS	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 B4-2 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: the applicant will power trucks at locations other than his address here; he will use the above address as an office only; the Board finds that this use is not inconsistent with the surrounding neighborhood and therefore will reverse the decision of the zoning administrator and allow business license to be issued for an office use only at this location.

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

**APPLICANT:** Tammy L. Gray

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

**APPEARANCE FOR:**

**MAP NO.:** 5-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
January 21, 2005

**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.

**ACTION OF BOARD--**

DISMISSED FOR WANT OF PROSECUTION

**THE VOTE**

	APPIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO DEJESUS	X		

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

**APPLICANT:** Kevin Dermody

**CAL NO.:** 556-04-Z

**APPEARANCE FOR:**

**MAP NO.:** 3-I

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
January 21, 2005

**PREMISES AFFECTED:** 1336 N. Rockwell Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a Pending R4 General Residence District, a proposed 2 ½-story single family residence whose front yard shall be 3'-3" instead of 6.47' and whose rear yard shall be 15' instead of 30'.

**ACTION OF BOARD--**

CASE CONTINUE TO  
FEBRUARY 18, 2005

**THE VOTE**

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