APPLICANT: All Work, Inc.

APPEARANCE FOR: James Broday

APPEARANCES AGAINST:

PREMISES AFFECTED: 4355 W. Diversey 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 employment agency in a C1-1 Restricted Commercial District.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON MOTION OF APPLICANT.

THE VOTE

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JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS
DONALD HUBERT
GIGI McCABE-MIELE
BRIAN L. CROWE
APPLICANT: 1128 W. Ardmore, LLC

APPEARANCE FOR: William D. O’Donaghue

APPEARANCES AGAINST: Map No.: 15-G

PREMISES AFFECTED: 1128 W. Ardmore 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 4 dwelling units, two of which are below the 2nd floor, in an existing substation and to establish a tavern in a B4-3 Restricted Service District.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON MOTION OF APPLICANT.

THE VOTE

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<th>Name</th>
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<td>Brian L. Crowe</td>
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</table>
APPLICATION: Midwest Cash Advance, Inc.  
APPEARANCE FOR: Michael E. Fryzel  
APPEARANCES AGAINST: None  
PREMISES AFFECTED: 5687 S. Archer Avenue  
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a payday loan office, in a B4-1 Restricted Service District.

ACTION OF BOARD--  
APPLICATION APPROVED.

THE VOTE

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WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued:
APPLICANT: Elite Labor Services on Montrose, Ltd. CAL NO.: 451-03-S

APPEARANCE FOR: Gregory L Dose MAP NO.: 11-J

APPEARANCES AGAINST: None MINUTES OF MEETING:

PREMISES AFFECTED: 3648-50 W. Montrose Avenue December 19, 2003

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.

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.
APPLICANT: 1611 Stewart (Chicago), LLC
CAL NO.: 452-03-S

APPLICATION FOR: Patrick O'Connor

MAP NO.: 4-F

APPEARANCES AGAINST: MINUTES OF MEETING:

PREMISES AFFECTED: 1611 S. Stewart Avenue

December 19, 2003

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 voluntary accessory off-site parking lot for the parking of 84 vehicles to serve the office/warehouse manufacturing building located at 329 W. 18th Street, in an M3-4 Heavy Manufacturing District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

JOSEPH J. SPINGOLA
X

DEMETRI KONSTANTELOS
X

DONALD HUBERT
X

GIGI McCARE-MIELE
X

BRIAN L. CROWE
X

AFFIRMATIVE NEGATIVE ABSENT

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

Subject to the landscaping provisions of the zoning ordinance, the plans as reviewed by the Department of Planning and Development; and

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;
APPLICATION: Fifth Third Bank

APPEARANCE FOR: John J. George

APPEARANCES AGAINST: None

PREMISES AFFECTED: 1707-33 N. Harlem 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 six-lane drive-through facility in conjunction with a proposed bank, in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS
DONALD HUBERT
GIGI MCCABE-MIELLS
BRIAN L. CROWE

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

That the drive-through facility shall be constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Griskelis, Young, and Harrell, dated October 20, 2003; that the final landscape plan shall be approved by the Department of Planning and Development; and

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.
APPLICANT: Carroll Properties LLC

APPEARANCE FOR: James J. Banks

APPEARANCES AGAINST: None

PREMISES AFFECTED: 3114 W. Carroll 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 21 art studio spaces* in an existing 3-story brick building, in an M1-2 Restricted Manufacturing District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

*Amended at the public hearing.
APPLICATION: Jerry Cairo
APPEARANCE FOR: Paul A. Kolpak
APPEARANCES AGAINST: None
PREMISES AFFECTED: 7112 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 drive-through facility in conjunction with a proposed Starbucks in a B4-2 Restricted Service District.

ACTION OF BOARD--
APPLICATION APPROVED.

THE VOTE

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WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

That the proposed drive-through facility shall be established in conjunction with the reuse of the existing building provided that landscaping and fencing shall be installed in compliance with applicable provisions of the Chicago Landscape Ordinance; and

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.
APPLICATION: Custom Staffing, Inc.

APPEARANCE FOR: Christopher L. Muniz

APPEARANCES AGAINST: None

PREMISES AFFECTED: 2876 W. Cermak 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 B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;
APPLICATION: Custom Staffing, Inc.  CAL NO.: 458-03-S

APPEARANCE FOR: Christopher L. Muniz  MAP NO.: 5-1

APPEARANCES AGAINST: None  MINUTES OF MEETING: December 19, 2003

PREMISES AFFECTED: 2123 N. Milwaukee 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 employment agency in a B4-1 Restricted Service District.

ACTION OF BOARD--

APPLICATION DENIED.

THE VOTE

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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; 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 not presented evidence to show that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is denied.
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Custom Staffing, Inc.  CAL NO.: 459-03-S
APPEARANCE FOR: Christopher L. Muniz  MAP NO.: 6-J
APPEARANCES AGAINST: None  MINUTES OF MEETING: December 19, 2003
PREMISES AFFECTED: 2700 S. Lawndale 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 employment agency in a 1-story commercial building in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

AFFIRMATIVE  NEGATIVE  ABSENT

JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS  X
DONALD HUBERT  X
GIGI McCABE-MIELE  X
BRIAN L. CROWE  X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;
APPLICANT: Grace S. Manuel

APPEARANCE FOR: Grace S. Manuel

APPEARANCES AGAINST: None

PREMISES AFFECTED: 7420 W. Isham 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 2-story enclosed rear porch addition to an existing 3-story residential building* whose front yard will be 5' instead of 14.32', and whose rear yard shall be 14' instead of 30'.

ACTION OF BOARD--

VARIATIONS GRANTED.

THE VOTE

JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS
DONALD HUBERT
GIGI McCAB-MIELE
BRIAN L. CROWE

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 3, 2003; and

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

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

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

*Amended at the public hearing.
APPLICANT: QC Financial Services, Inc. 
d/b/a National Quik Cash

APPEARANCE FOR: Michael E. Fryzel

APPEARANCES AGAINST: 

PREMISES AFFECTED: 9719 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 pay day loan facility in a C1-1 Restricted Commercial District.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON MOTION OF APPLICANT.

THE VOTE

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

APPLICANT: The Golden Girls Lounge, Inc.  
CAL NO.: 462-03-S

APPEARANCE FOR: Roderick T. Sawyer  
MAP NO.: 20-G

APPEARANCES AGAINST: None  
MINUTES OF MEETING: December 19, 2003

PREMISES AFFECTED: 1340 W. 87th 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 tavern in a B4-1 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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<th>THE RESOLUTION:</th>
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<td>WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; and</td>
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<td>WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore</td>
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<tr>
<td>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):</td>
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<td>That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;</td>
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APPLICANT: Claudia G. Echavarri

APPEARANCE FOR: John J. Pikarski

APPEARANCES AGAINST: Sharleen Ozga

PREMISES AFFECTED: 4946 N. Lockwood Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a reduction of the minimum lot area size from 7,500 sq. ft. to 5,000 sq. ft. in order to allow the construction of a proposed 3 dwelling unit building in an R3 General Residence District.

ACTION OF BOARD--

DECISION OF THE ZONING ADMINISTRATOR IS REVERSED.

THE RESOLUTION:

WHEREAS, the decision of the Office of the Zoning Administrator rendered 2000, 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 ."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003; 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 block in question contains five buildings, three of these buildings are buildings containing more than one dwelling unit and therefore, the minimum lot per dwelling unit is reduced to 1500 square feet per unit.

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

APPEARANCE FOR: John J. Pikarski

APPEARANCES AGAINST: None

PREMISES AFFECTED: 2825 N. Damen Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the substitution of a dwelling unit for a former store in the front building containing 3 dwelling units, one unit will be in the rear and two units on the second floor plus one rear 2 unit building in an R4 General Residence District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED.

THE VOTE

| JOSEPH J. SPINGOLA | 
| DEMETRI KONSTANTELOS | 
| DONALD HUBERT |
| GIGI McCABE-MIELE |
| BRIAN L. CROWE |

THE RESOLUTION:

WHEREAS, the decision of the Office of the Zoning Administrator rendered 2000, 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 ."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003; 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 property contains two buildings which were built before 1957. The front building contains a commercial unit and one dwelling unit on the first floor plus 2 dwelling units on the second floor. The rear building contains two dwelling units. The Board grants a substitution of one dwelling unit on the first floor of the front building, for the former commercial unit.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. A permit shall be obtained to complete the substitution of this commercial unit into a dwelling unit.
ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED.

THE RESOLUTION:

WHEREAS, the decision of the Office of the Zoning Administrator rendered 2000, 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."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003; and

WHEREAS, the district maps show that the premises is located in an 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:

The property is located in a B3-2 General Retail District on a neighborhood commercial street. The beauty salon use will not harm the retail nature of this block. That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.
APPLICATION: LeMire Schmeglar

APPEARANCE FOR: None

APPEARANCES AGAINST: None

MAP NO.: 4-G

MINUTES OF MEETING:
December 19, 2003

PREMISES AFFECTED: 1327 W. 18th Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of one dwelling unit located on the first floor rear instead of 3 single room occupancy units in an existing building containing a total of 14 single family room units on the second floor and a beauty salon on the first floor in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

CASE DISMISSED FOR WANT OF PROSECUTION.

THE VOTE

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APPLICANT: Staffing Network Holdings, L.L.C.  CAL NO.: 467-03-A

APPEARANCE FOR: Christopher L. Muniz  MAP NO.: 10-I

APPEARANCES AGAINST: None  MINUTES OF MEETING: December 19, 2003

PREMISES AFFECTED: 2406-10 W. 47th Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a day laborer employment agency in an R3 General Residence District.

ACTION OF BOARD--

DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED.

THE VOTE

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THE RESOLUTION:

WHEREAS, the decision of the Office of the Zoning Administrator rendered 2000, 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."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003; 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 property is located on a street containing mostly retail uses but which is zoned R3 General Residence District. The applicant has been in operation for some time but it is not clear under what type of business license. The applicant has not shown what licensed business it may have replaced. The residential district does not permit the operation of a day labor employment agency. The decision of the Zoning Administrator is affirmed.
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Stillpoint Development Corp.  CAL NO.: 468-03-S

APPEARANCE FOR: John Fritchey  MAP NO.: 5-H

APPEARANCES AGAINST: None  MINUTES OF MEETING: December 19, 2003

PREMISES AFFECTED: 1955-57 W. Cortland 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 residential use below the 2nd floor in a proposed 4-story 6 dwelling unit building in a B4-2 Restricted Service District.

ACTION OF BOARD:

APPLICATION APPROVED.

THE VOTE

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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

Residential use below the second floor in a B4-2 Restricted Service District; and

That landscaping and fencing shall be installed in compliance with applicable provisions of the Chicago Landscape Ordinance; and

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

BAZ 16  PAGE 23 OF MINUTES
APPLICANT: Stillpoint Development Corp.  CAL NO.: 469-03-Z

APPEARANCE FOR: John A. Fritchey  MAP NO.: 5-H

APPEARANCES AGAINST: None  MINUTES OF MEETING: December 19, 2003

PREMISES AFFECTED: 1955-57 W. Cortland Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 4-story 6 dwelling unit building whose front yard shall be 9' instead of 15', whose west side yard will be 1.6' instead of 4.7', to waive the one required 10' x 25' loading berth and to reduce the minimum lot size from 6,000 sq. ft. to 5,900 sq. ft.

ACTION OF BOARD--

VARIATIONS GRANTED.

THE VOTE

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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 3, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that on December 19, 2003, the Zoning Board of Appeals approved, in Cal. No. 468-03-S, the establishment of residential use below the 2nd floor in the erection of a 4-story 6 dwelling unit building at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.
APPLICANT: Shore Drive L.P.  
APPEARANCE FOR: Andrew W. Brown  
APPEARANCES AGAINST: None  
PREMISES AFFECTED: 2344 E. 70th Place  

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 48 private passenger automobiles, in an R5 General Residence District, to serve a 6-story residential building located at 7000 S. Shore Drive.

ACTION OF BOARD--
APPLICATION APPROVED.  

THE VOTE  

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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

That landscaping and fencing shall be provided in compliance with applicable provision of the Chicago Landscape Ordinance; and

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.
APPLICANT:          Shore Drive L.P.          CAL NO.: 471-03-Z
APPEARANCE FOR:     Andrew W. Brown          MAP NO.: 16-C
APPEARANCES AGAINST: None
PREMISES AFFECTED:  2344 E. 70th Place
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the establishment of a proposed parking lot for 48 private passenger automobiles whose front yard shall be 7' instead of 15'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 3, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that on December 19, 2003, the Zoning Board of Appeals approved, in Cal. No. 470-03-S, the establishment of an off-site accessory parking lot for the parking of 48 private passenger automobiles, at the subject site, to serve a 6-story residential building located at 7000 S. South Shore Drive; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Coyne American Institute

APPEARANCE FOR: Rolando R. Acosta, Russell Freeman

APPEARANCES AGAINST: Roger Romanelli et al.

PREMISES AFFECTED: 321-29 N. Green Street

CAL NO.: 472-03-S

MAP NO.: 1-G

MINUTES OF MEETING: January 16, 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 the parking of 133 private passenger automobiles, in Planned Manufacturing District #4, to fulfill the parking requirement for a proposed trade school to be located at 322 N. Green Street.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

APPROVABLE NEGATIVE ABSENT

JOSEPH J. SPINGOLA X

DEMETRI KONSTANTELOS Rescued

DONALD HUBERT X

GIGI McCABE-MIELE X

BRIAN L. CROWE 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 16, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in Planned Manufacturing District #4; that the subject site is an approximately 61,344 sq. ft. unimproved parcel of land located at the northeast corner of W. Wayman and N. Green Streets and is abutted to the north by an existing railroad right-of-way; that the applicant proposes to relocate an existing trade school to a new building to be erected on a parcel of land located west across N. Green Street from the subject site; that the proposed use is necessary for the public convenience at this location in order to fulfill the off-street parking requirement for the proposed new trade school; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed accessory parking lot which will be improved by the applicant with paving, fencing, landscaping, lighting and drainage; and that the proposed use will be compatible with existing business and manufacturing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

That the applicant shall install landscaping and fencing in compliance with applicable provisions of the Chicago Landscape Ordinance; and

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.
APPLICANT: Title Lenders, Inc. d/b/a USA Payday Loan

APPEARANCE FOR: Gary Wigoda

APPEARANCES AGAINST: Ron Ernst, John Arena

PREMISES AFFECTED: 4124 N. Milwaukee 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 loan facility in an existing strip mall in a B5-2 General Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the property is located in a strip mall and that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Robert C. Howard

APPEARANCE FOR: Robert C. Howard

APPEARANCES AGAINST: None

PREMISES AFFECTED: 1932 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, the construction of a proposed 2-story addition to an existing 3-story residence whose rear yard shall be zero instead of 30'.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

JOSEPH J SPINGOLA X

DEMETRI KONSTANTELOS X

DONALD HUBERT X

GI GI McCABE-MIELE X

BRIAN L CROWE X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 3, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the construction of a proposed 2-story addition to an existing 3-story residence whose rear yard shall be zero instead of 30'; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

CAL NO.: 477-03-Z

APPEARANCE FOR: John J. Pikarski, Jr., Scott Dillingham

MAP NO.: 7-G

APPEARANCES AGAINST: None

MINUTES OF MEETING: December 19, 2003

PREMISES AFFECTED: 1411 W. Fletcher Street

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 dormer addition to an existing single family residence whose front yard shall be zero instead of 7.02', whose rear yard shall be 4.6' instead of 30' and whose floor area will be exceed by 15% of the floor area existing in the building prior to adoption of the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

APPEAL GRANTED.

THE VOTE

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago SunTimes on December 3, 2003; 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; this matter will be heard as an appeal and not as a variation; there are two separate buildings located on this single zoning lot; the building in the front contains 2 dwelling units and a commercial unit on the first floor; this property owner does not own the second building at the rear of the lot nor did he sell it to the appellant; the rear building, 1411 W. Fletcher, was purchased in 2003 and is a 2½-story single family residence; the appellant will add a 3rd floor dormer addition increasing the floor area by 230 square feet; the addition will have a zero front yard and a 4.6' rear yard; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby grant an appeal which will allow a 3rd floor dormer addition of 230 sq. ft. to his building:

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

*Amended at the public hearing to an Appeal.
APPLICANT: 4800 North Damen L.L.C.  
CAL NO.: 478-03-S  
APPEARANCE FOR: Joseph P. Gattuso  
MAP NO.: 13-H  
APPEARANCES AGAINST: None  
MINUTES OF MEETING: December 19, 2003  
PREMISES AFFECTED: 4800-16 N. 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 a drive-through facility in conjunction with a pharmacy in a proposed 4-story building in a B4-3 Restricted Service District.

ACTION OF BOARD--  
APPLICATION APPROVED.

THE VOTE

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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

That the proposed drive-through facility shall be constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Sullivan and Goulette, Architects, dated December 19, 2003; and

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.
APPLICATION: 4800 North Damen L.L.C.

APPEARANCE FOR: Joseph P. Gattuso

APPEARANCES AGAINST: None

PREMISES AFFECTED: 4800-16 N. Damen Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, the erection of a proposed 4-story 42 dwelling unit building with commercial space whose rear yard shall be zero instead of 30' and to waive one of the three required 10' x 25' loading berths.

ACTION OF BOARD-- THE VOTE

VARIATIONS GRANTED.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 3, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that on December 19, 2003, the Zoning Board of Appeals approved, in Cal. No. 478-03-S, the establishment of a drive-through facility in conjunction with a pharmacy in a proposed 4-story 42 dwelling unit building at the subject site, that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Craig A. Varga and Noelle Brennan
APPEARANCE FOR: Scott R. Borstein
APPEARANCES AGAINST: None
PREMISES AFFECTED: 1823 N. Orchard Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence (SD #19) B District, the construction of a proposed 3-story single family residence whose front yard will be 8'-4" instead of 15', north side yard will be 1.1' instead of 2.2', south side yard will be 5" instead of 2.2' and whose rear yard will be 16'-7" instead of 30'.

ACTION OF BOARD-- VARIATIONS GRANTED.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 3, 2003; 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; a proposed 3-story single family residence shall have a front yard of 8'-4" instead of 15'; north side yard shall be 1.1' instead of 2.2'; south side yard shall be 5" instead of 2.2' and shall have a rear yard of 16'-7" instead of 30'; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.
APPLICANT: Craig C. Martin and Laura K. Martin  CAL NO.: 481-03-Z
APPEARANCE FOR: Caroline A. Nash  MAP NO.: 9-G
Craig Martin
APPEARANCES AGAINST: Michael Prince
George Pawlus & Peter Uliasy
PREMISES AFFECTED: 3739 N. Lakewood Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence (SD #5) District, the proposed bay addition to an existing 3-story single family residence whose south side yard shall be 2' instead of 3'.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 3, 2003; 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; a proposed rear one foot bay addition to an existing 3-story single family residence shall have a south side yard of 2' instead of 3'; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

*Amended at Hearing
APPLICANT: Juan Chavez

APPEARANCE FOR: Juan Chavez

APPEARANCES AGAINST: Mario Martinez

PREMISES AFFECTED: 2715 S. St. Louis 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 proposed front yard staircase to a 2-story brick dwelling unit building whose front yard shall be 3' instead of 20'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

| JOSEPH J. SPINGOLA | X |
| DEMETRI KONSTANTELOS | X |
| DONALD HUBERT | X |
| GIOI MCCABE-MIELE | X |
| BRIAN L. CROWE | X |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 3, 2003; 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 erection of a proposed front yard staircase whose front yard shall be 3' instead of 20'; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.
APPLICANT: First House of Prayer Church        CAL NO.: 484-03-S
APPEARANCE FOR: Joseph P. Gattuso               MAP NO.: 16-E
APPEARANCES AGAINST: None                     MINUTES OF MEETING: December 19, 2003
PREMISES AFFECTED: 6554 S. Cottage Grove 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 the parking of 26* private passenger automobiles, in a C1-2 Restricted Commercial District, to serve a church located at 6555 S. Cottage Grove Avenue.

ACTION OF BOARD--
APPLICATION APPROVED.

THE VOTE

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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

That fencing and landscaping shall be provided in compliance with applicable provisions of the Chicago Landscape Ordinance; and

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: First House of Prayer Church

APPLICATION FOR: Joseph P. Gattuso

APPEARANCES AGAINST: None

PREMISES AFFECTED: 6603 S. Cottage Grove 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 the parking of 11 private passenger automobiles, in a B4-2 Restricted Service District, to serve a church located at 6555 S. Cottage Grove Avenue.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;
APPLICATION: Graceland Development, LTD

APPEARANCE FOR: Paul A. Kolpak

APPEARANCES AGAINST: None

PREMISES AFFECTED: 1444 W. Montrose 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 residential use below the 2nd floor in a proposed 4-story 4 dwelling unit building in a B2-2 Restricted Retail District.

ACTION OF BOARD--
APPLICATION APPROVED.

THE VOTE

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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;
APPLICANT: Graceland Development, LTD  
CAL NO.: 487-03-Z  

APPEARANCE FOR: Paul A. Kolpak  
MAP NO.: 11-G  

APPEARANCES AGAINST: None  
MINUTES OF MEETING: December 19, 2003  

PREMISES AFFECTED: 1444 W. Montrose Avenue  

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-2 Restricted Retail District, the construction of a proposed 4-story 4 dwelling unit building whose front yard shall be zero instead of 15', whose east and west side yards shall be zero each instead of 4.3' each, whose rear yard shall be 26' instead of 30' and to reduce the minimum lot area from 4,000 sq. ft. to 3,956 sq. ft.  

ACTION OF BOARD--

VARIATIONS GRANTED.

THE VOTE

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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 3, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that on December 19, 2003, the Zoning Board of Appeals approved, in Cal. No. 486-03-S, the establishment of residential use below the 2nd floor in a proposed 4-story 4 dwelling unit building to be erected at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.
APPLICANT: Fifth Third Bank

APPEARANCE FOR: Dennis Aukstik

APPEARANCES AGAINST: Craig MacDonald

PREMISES AFFECTED: 835-41 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 four lane drive-through facility in conjunction with a proposed banking facility in a CS-4 Commercial/Office District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

Joseph J. Spingola
Demetri Konstantelos
Donald Hubert
Gigi McCabe-Miele
Brian L. Crowe

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the proposed use, a bank with 4 drive-through lanes, is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Thomas Galante

APPEARANCE FOR: Michael E. Lavelle, Thomas Galante

APPEARANCES AGAINST: None

PREMISES AFFECTED: 6948 W. Higgins 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 the parking of 12 private passenger automobiles, in a B4-1 Restricted Service District, to serve an existing restaurant located at 6954 W. Higgins Avenue.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

That the applicant shall install fencing and landscaping in compliance with all applicable provisions of the Chicago Landscape Ordinance; and

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