APPLICANT: Pay Day Loans, Inc.

APPEARANCE FOR: Kenneth R. Rosenburg

APPEARANCES AGAINST: None

PREMISES AFFECTED: 28 E. Jackson Boulevard

NATURE OF REQUEST: Application for a special use under Article II of the zoning ordinance for the approval of the location and the establishment of a pay day loan facility in a B6-7 Restricted Service District.

ACTION OF BOARD--APPLICATION APPROVED

THE VOTE

JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS
DONALD HUBERT
GKI 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 June 18, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the payday facility be located on the 2nd floor of a 18 story building whose hours of operation are Monday thru Friday from 9:00a.m. until 6:00p.m., 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 or business licence is issued;

APPROVED AS TO SUBSTANCE

CHAIRMAN
APPLICANT: Lincoln Park Savings Bank  
APPEARANCE FOR: Bernard Citron  
APPEARANCES AGAINST: None  
PREMISES AFFECTED: 3050 N. Harlem Avenue  
NATURE OF REQUEST: Application for a special use under Article II of the zoning ordinance for the approval of the location and the establishment of a proposed bank with 2 drive thru lanes in a B4-1 Restricted Service District.

ACTION OF BOARD-
APPLICATION APPROVED

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant will construct a bank with a two drive thru lanes and a 12 car parking lot; 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): the proposed drive-through facility is constructed consistent with the layout and design represented on the site plan and elevation drawings dated February 24, 2004 as prepared by the Hezner Corporation 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;

APPROVED AS TO SUBSTANCE
APPLICANT: Belmont Army Supply, Inc.  CAL NO.: 251-04-S

APPEARANCE FOR: Thomas Moore  MAP NO.: 7-G

APPEARANCES AGAINST: None  MINUTES OF MEETING: June 18, 2004

PREMISES AFFECTED: 909-13 W. Belmont Avenue

NATURE OF REQUEST: Application for a special use under Article II 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 B5-3 General Service District, to serve the parking requirements located at 855-57 W. Belmont 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 June 18, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant has obtained a 5 year lease to provide 31 parking spaces for his new business, this lease contains an option to renew that the proposed use is necessary for the public convenience at this location; that the 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: Belmont Army Supply, Inc.

APPEARANCE FOR: Thomas Moore

APPEARANCES AGAINST: None

PREMISES AFFECTED: 909-13 W. Belmont Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B5-3 General Service District, the establishment of an off-site parking lot private passenger automobiles to qualify as required facilities for two or more uses.

ACTION OF BOARD-

VARIATION GRANTED

THE VOTE

JOSEPH J. SPINGOLA  X
DEMETRI KONSTANTELOS
DONALD HUBERT
GIGI McCabe-Miele
BRIAN L. CROWE

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will move his existing business into a 4-story building; the new building requires 31 parking spaces which he has obtained through a lease from a restaurant, this restaurant does not have a parking requirement, the Board finds that the parking lot may be used for both business and will not be a conflict; and 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: Belmont Army Supply, Inc.  
APPEARANCE FOR: Thomas Moore  
APPEARANCES AGAINST: None  
PREMISES AFFECTED: 855-57 W. Belmont Avenue  
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B5-3 General Service District, a proposed 4-story retail and office and to waive one of two required 10'x 25' loading berths.

ACTION OF BOARD--
VARIATION GRANTED

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant is required to relocate his business due to an expansion of the CTA station, the new location is less than one block away, the old location did not have a loading berth and the majority of his merchandise was and is delivered by U.P.S. trucks, the Board finds that the new location will not grossly exceed the size of his old store and will allow the waiver of the one 10' x 25' loading berth, 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 or business license is issued.

APPROVED AS TO SUBSTANCE

CHAIRMAN
APPLICANT: Bank One National Association

APPEARANCE FOR: Christopher Leach

APPEARANCES AGAINST: None

PREMISES AFFECTED: 531-39 N. Franklin Street/212-32 W. Grand Avenue

NATURE OF REQUEST: Application for a special use under Article II of the zoning ordinance for the approval of the location and the establishment of a proposed bank with 3 drive through lanes in a B7-5 General Central Business District.

ACTION OF BOARD--

APPLICATION APPROVED

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will operate a bank with (3) three drive-through lanes, lobby hours are Monday thru Friday from 8 a.m. until 6 p.m. and Saturday from 8 a.m. until 3:00 p.m., drive-up hours are Monday thru Friday from 7 a.m. until 7 p.m. and Saturday 7 a.m. until 3 p.m. 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 or business license is issued; The Department of Planning and Development recommends approval of the proposed drive-through facility provided it is constructed consistent with the layout and design represented on site plan and elevation drawings dated June 15, 2004 as prepared by Interplan Midwest, LLC. And provided the final landscape plan is approved by the Department of Planning and Development.
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Mario Calleros

APPEARANCE FOR: Mario Calleros

APPEARANCES AGAINST: None

PREMISES AFFECTED: 13414 S. Brandon Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the establishment of a proposed 2nd story addition to an existing single family residence whose front yard shall be 3.97' instead of 15' and whose north side yard shall be 1.0' instead of 2'-6".

ACTION OF BOARD-- VARIATION GRANTED

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant needs to expand her present home to provide adequate space for her family, the addition will provide 2 additional bedrooms on the 2nd floor; the addition will have a front yard of 3.97' and north side yard of 1.0', 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.

THE VOTE

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

APPROVED AS TO SUBSTANCE

CHAIRMAN
APPLICANT: Bridgeview Bank and Trust, TR# 10623
APPEARANCE FOR: Benard Citron
APPEARANCES AGAINST: None
PREMISES AFFECTED: 6348-66 S. Archer Avenue
NATURE OF REQUEST: Application for a special use under Article II of the zoning ordinance for the approval of the location and the establishment of a drive through facility in conjunction with a proposed bank in a B4-1 Restricted Service District.

ACTION OF BOARD-- APPLICATION APPROVED

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will operate a new bank with three (3) drive-through lanes 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;

The Department of Planning and Development recommends approval of the proposed drive-through facility provided it is constructed consistent with the layout design represented on the site plan and elevation drawings dated June 16, 2004 as prepared by Hartshorne & Plunkard Architecture and provided the final landscape plan is approved by the Department of Planning and Development.
APPLICANT: Bridgeview Bank and Trust, TR# 10623
CAL NO.: 258-04-Z

APPEARANCE FOR: Benard Citron
MAP NO.: 12-M

APPEARANCES AGAINST: None
MINUTES OF MEETING: June 18, 2004

PREMISES AFFECTED: 6348-66 S. Archer Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-1 Restricted Service District, a drive through facility in conjunction with a proposed bank in order to reduce the transitional yard requirement from 20' x 20' at the front yard and 4' at the side yard and 1'-11" along the north side of the lot.

ACTION OF BOARD—

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 June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the new bank will have three (3) drive-through lanes, the building will reduce the transitional yard at the front to zero, it will be reduced to 4' at the side yard and 1'-11" along the north side of this lot 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: Bridgeview Bank and Trust, TR# 10623
APPEARANCE FOR: Benard Citron
MAP NO.: 12-M
APPEARANCES AGAINST: None
MINUTES OF MEETING: June 18, 2004
PREMISES AFFECTED: 6348-66 S. Archer Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-1 Restricted Service District, a drive through facility in conjunction with a proposed bank in order to reduce the transitional yard requirement from 20' x 20' at the front yard and 4' at the side yard and 1'-11" along the north side of the lot.

ACTION OF BOARD-GRANTED

THE VOTE

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the new bank will have three (3) drive-through lanes, the building will reduce the transitional yard at the front to zero, it will be reduced to 4' at the side yard and 1'-11" along the north side of this lot 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.

APPROVED AS TO SUBSTANCE
APPLICANT: Reliable Asphalt Corporation

APPEARANCE FOR: James Vasselli

APPEARANCES AGAINST:

PREMISES AFFECTED: 3742 S. Pulaski Road

NATURE OF REQUEST: Application for a special use under Article II of the zoning ordinance for the approval of the location and the establishment of a reprocessable construction demolition material facility which shall operate between 4:00 a.m. to 7:00 p.m. instead of 6:00 a.m. to 7:00 p.m. in a M3/M4 Heavy Manufacturing Districts.

ACTION OF BOARD—
CASE CONTINUED TO AUGUST 20, 2004

THE VOTE

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PAGE 11 OF MINUTES

APPROVED AS TO SUBSTANCE

CHAIRMAN
APPLICANT: Juventino Moreno  
APPEARANCE FOR: Same  
APPEARANCES AGAINST: None  
PREMISES AFFECTED: 3539 W. Wolfram Street  
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 front porch to an existing 2 dwelling unit building whose front yard shall be .5' instead of 20'.
APPLICANT: Chris Rowland/Curtis Gilbert

APPEARANCE FOR: Thomas Moore

APPEARANCES AGAINST: None

PREMISES AFFECTED: 718 W. Barry Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, a proposed 4th floor addition to plus a 5-story enclosed staircase whose east side yard shall be zero instead of 2'-6" and to increase the height of the building from 45' to 49.6' in a residential building.

ACTION OF BOARD-
VARIATION GRANTED

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will add a 4th floor addition to the existing 3 dwelling units plus a 5 story enclosed staircase whose east side yard shall be zero and the building's height shall increase to 49.6', amended to a total of 3 units; combining the basement and 1st floor to make 1 unit 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: Nick Banovic

APPEARANCE FOR: John Fritchey

APPEARANCES AGAINST: None

PREMISES AFFECTED: 7201 S. Stony Island Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an automobile laundry in a C2-2 General Commercial Districts.

ACTION OF BOARD-
VARIATION GRANTED

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish a hand car wash which will operate 7 days a week between 9am to 9pm 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;

The Department of Planning and Development recommends approval of the proposed car wash provided autos access the site from 72nd Street through the parking lot and that all washing of cars takes place inside the building. In addition, the applicant has agreed to maintain a seven foot (7'-0") landscape setback in the parking lot, behind the existing ornamental fence, along 72nd Street and Stony Island Avenue frontages. The Department notes the Board previously approved an application for car wash at this location in April, 2003 (case # 183-03-S)

APPROVED AS TO SUBSTANCE

CHAIRMAN
APPLICANT: Jerry Pianto

APPEARANCE FOR: James J. Banks

APPEARANCES AGAINST: None

PREMISES AFFECTED: 3722 N. Bosworth Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, a proposed addition to an existing 2 ½-story four dwelling unit building whose front yard shall be 13.25' instead of 15', north side yard shall be zero instead of 2'-6" and to increase the floor area by an amount not to exceed 15% (260 sq. ft.) of the floor area existing in the building prior to adoption of the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

GRANTED

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will create an addition to an existing 2 ½-story four dwelling unit building whose front yard will be 13.25', north side yard shall be zero and to increase the existing floor area by 260 square feet; 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.
NATURE OF REQUEST: Application for a variation under Article II of the zoning ordinance to permit, in an R4 General Residence (S.D. #7A) District, a proposed 2-story addition to an existing single family residential whose west side yard shall be zero instead of 3.75' and whose rear yard shall be zero instead of 30% of the depth (37.5') of the lot.

ACTION OF BOARD— VARIATION GRANTED

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section II. 7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will construct a 2-story addition to his existing home; the property will go from 2 dwelling units to a single family residence; the addition will connect to the second floor above the garage and provide for an art studio, the addition will have west side yard of zero and a rear yard of zero; 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: Division Group, Inc.  
APPEARANCE FOR: James J. Banks  
APPEARANCES AGAINST: None  
PREMISES AFFECTED: 1848-56 W. Division 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 waiver of the one required 10' x 25' loading berth.

ACTION OF BOARD—
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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APPLICANT: Mad Ox Southport, LLC

APPEARANCE FOR: James J. Banks

APPEARANCES AGAINST: None

PREMISES AFFECTED: 3836-42 N. Southport Avenue*

NATURE OF REQUEST: Application for a special use under Article II of the zoning ordinance for the approval of the location and the establishment of a proposed 14 unit town home complex with residential use below the 2nd floor in an B4-2 Restricted Service District.

ACTION OF BOARD:
APPLICATION APPROVED

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a proposed 14 unit town home complex will be constructed; 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 hearing
APPLICANT: Krzysztof Bernatek
APPEARANCE FOR: James J. Banks
APPEARANCES AGAINST: None
PREMISES AFFECTED: 1924 N. Wolcott Avenue

NATURE OF REQUEST: Application for a variation under Article II of the zoning ordinance to permit, in an R3 General Residence District, a proposed 2-story single family residence whose north side yard shall be 2' 4" and south side yards shall be 8" each instead of 5'.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will erect a 2-story single family residence whose north side yard will be 2' 4" and whose south side yard will be 8"; 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: Krzysztof Bernatek

CAL NO.: 268-04-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 5-H

APPEARANCES AGAINST: None

MINUTES OF MEETING: August 20, 2004

PREMISES AFFECTED: 1922 N. Wolcott Avenue

NATURE OF REQUEST: Application for a variation under Article II of the zoning ordinance to permit, in an R3 General Residence District, a proposed 2-story single family residence whose north 2'-4" and south side yards shall be 8" each instead of 5' each.*

ACTION OF BOARD-

VARIATION GRANTED

THE VOTE

JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS
DONALD HUBERT
GREG MCCABE-MIELE
BRIAN L. CROWF

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will erect a 2-story single family residence whose north side yard will be 2'-4" and whose south side yard will be 8"; 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.

BAZ 15

* Amended at Hearing

PAGE 63 OF MINUTES
APPLICANT: Space Saver Parking Company

APPEARANCE FOR: Same

APPEARANCES AGAINST: None

PREMISES AFFECTED: 4717 N. Clark Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a machine lift parking garage for 3 additional spaces within a 6 dwelling unit and retail space building a B4-2 Restricted Service District.

ACTION OF BOARD–
WITHDRAW ON MOTION OF THE APPLICANT

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

BAZ 12

PAGE 21 OF MINUTES

APPROVED AS TO SUBSTANCE

CHAIRMAN
APPLICANT: Space Saver Parking Company

APPEARANCE FOR: Same

APPEARANCES AGAINST: None

PREMISES AFFECTED: 4727 N. Clark Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a machine lift parking garage for 3 additional spaces within a 6 dwelling unit and retail space building a B4-2 Restricted Service District.

ACTION OF BOARD - WITHDRAW ON MOTION OF THE APPLICANT

THE VOTE

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Approved as to substance

Chairman
APPLICANT: Space Saver Parking Company

APPEARANCE FOR: Same

APPEARANCES AGAINST: None

PREMISES AFFECTED: 4733 N. Clark Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a machine lift parking garage for 3 additional spaces within a 6 dwelling unit and retail space building a B4-2 Restricted Service District.

ACTION OF BOARD—WITHDRAW ON MOTION OF THE APPLICANT

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APPROVED AS TO SUBSTANCE

CHAIRMAN
APPLICANT: Space Saver Parking Company

APPEARANCE FOR: Same

APPEARANCES AGAINST: None

PREMISES AFFECTED: 4737 N. Clark Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a machine lift parking garage for 3 additional spaces within a 6 dwelling unit and retail space building a B4-2 Restricted Service District.

ACTION OF BOARD–WITHDRAW ON MOTION OF THE APPLICANT

THE VOTE

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APPROVED AS TO SUBSTANCE

CHAIRMAN
APPLICANT: Space Saver Parking Company

APPEARANCE FOR: Same

APPEARANCES AGAINST: None

PREMISES AFFECTED: 4743 N. Clark Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a machine lift parking garage for 3 additional spaces within a 6 dwelling unit and retail space building a B4-2 Restricted Service District.

ACTION OF BOARD—WITHDRAW ON MOTION OF THE APPLICANT

THE VOTE

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APPROVED AS TO SUBSTANCE

CHAIRMAN
APPLICANT: Space Saver Parking Company

APPEARANCE FOR: Same

APPEARANCES AGAINST: None

PREMISES AFFECTED: 4747 N. Clark Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a machine lift parking garage for 3 additional spaces within a 6 dwelling unit and retail space building a B4-2 Restricted Service District.

ACTION OF BOARD-

WITHDRAW ON MOTION OF THE APPLICANT

THE VOTE

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JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS
DONALD HUBERT
GIGI McCabe-Miele
BRIAN L. CROWE
APPLICANT: John Michael Yager  
APPEARANCE FOR: Same  
APPEARANCES AGAINST: John Fritchey  
PREMISES AFFECTED: 2030 N. Dayton Street  
NATURE OF REQUEST: Objector's Appeal from the decision of the Office of the Zoning Administrator which granted an exception which allow the front yard to be 9' instead of 14' and a north side yard of 1'3" instead of 2'-6" in order to allow the construction of a single family residence in an R4 General Residence District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004; 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: an exception to allow a proposed single family residence whose front yard shall be 9' instead of 14', north side yard shall be 1'13" instead of 2'-6" was granted by the Zoning Administrator. The applicant stated that the exception was not reasonable and nor consistent with the neighborhood. He did not offer any expert testimony that the decision the Zoning Administrator was in error. He did not like the exception and thought the new house would be too close to his house. The Board finds the applicant did not offer any evidence to demonstrate the decision of the Zoning Administrator was in error.

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CHAIRMAN

APPROVED AS TO SUBSTANCE
APPLICANT: Dennis R. Sullivan and Susan G. Hill

APPEARANCE FOR: Same

APPEARANCES AGAINST: John Fritchey

PREMISES AFFECTED: 5005 N. Drake Avenue

NATURE OF REQUEST: Application for a variation under Article II of the zoning ordinance to permit, in an R2 General Residence District, a proposed 2-story addition to an existing 2-story single family residence whose front yard shall be 8'-7" instead of 17.16' and whose north side yard shall be 4' instead of 3'.

ACTION OF BOARD-

VARIATION GRANTED

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant will construct a 2-story addition to his single family residence in order to provide additional room for his family; the addition will have a front yard of 8'-7" and a north side yard of 4' 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: Calvin Boeunder

APPEARANCE FOR: James J. Banks

APPEARANCES AGAINST: None

PREMISES AFFECTED: 2700 N. Paulina Street

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 single family residence whose front yard shall be 10' instead of 15' and whose rear yard shall be 22' instead of 30'.

ACTION OF BOARD— VARIATION GRANTED

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant will build a new 2-story single family residence whose front yard will be 10' and whose rear yard shall be 22'; 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: Robert Dane and Michelle Carr

APPEARANCE FOR: Thomas Moore

APPEARANCES AGAINST: None

PREMISES AFFECTED: 1841 N. Orleans 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 1/2-story addition and an attached garage to an existing single family residence whose rear yard shall be zero instead of 30', whose north and south side yards shall be zero each instead of 3.6' each.

ACTION OF BOARD-

VARIATION GRANTED

THE VOTE

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant will construct a 2 1/2-story addition and a garage to his single family residence; the addition's rear yard will be zero, north and south will be zero; 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.

APPROVED AS TO SUBSTANCE
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: JJJ Properties, Inc. CAL NO.: 280-04-S

APPEARANCE FOR: Richard Kruse MAP NO.: 15-I

APPEARANCES AGAINST: Aurora and Victor Goday
Kathrini Gerginis
Peter Petrovas

MINUTES OF MEETING: June 18, 2004

PREMISES AFFECTED: 5978 N. Lincoln 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 6-story 21 dwelling unit building with residential use below the 2nd floor in a B4-4 Restricted Service 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 June 18, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will construct a 6-story 21 dwelling unit building; testimony presented shows the nature of the block to be mostly residential in nature and a commercial unit or the first floor is not reasonable. The Board will allow residential use below the 2nd floor; 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;

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

APPLICANT: JJJ Properties, Inc.

APPEARANCE FOR: Richard Kruse

APPEARANCES AGAINST: Aurora and Victor Goday
                      Kathrini Gerginis
                      Peter Petrovas

PREMISES AFFECTED: 5978 N. Lincoln Avenue

NATURE OF REQUEST: Application for a variation under Article II of the zoning ordinance to permit, in a B4-4 Restricted Service District, a proposed 6-story 21 dwelling unit building whose front yard shall be zero instead of 15' and whose rear yard shall be 28' instead of 30'.

ACTION OF BOARD-

VARIATION GRANTED

THE VOTE

AFFIRMATIVE NEGATIVE ABSENT

JOSEPH J. SPINGOLA X

DEMETRI KONSTANTELOS

DONALD HUBERT

GIGI MCARR-MIFILF

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 June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will constructed a 6-story 21 dwelling unit building whose front yard shall be zero and whose rear yard shall be 28'; 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.

APPROVED AS TO SUBSTANCE
APPLICANT: Wabash-Michigan, LLC
APPEARANCE FOR: James J. Banks
APPEARANCES AGAINST: None
PREMISES AFFECTED: 4805-13 S. Ashland Avenue

NATURE OF REQUEST: Application for a variation under Article II of the zoning ordinance to permit, in a B3-3 General Retail/B5-2 General Service District, a conversion of a department store to dwelling units and retail sales and to waive the one required 10' x 25' loading berth.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will converted a former department store into dwelling units above the 1st floor with retail space at the ground level; these units will be sold as condominiums and these will not be frequent moving of tenants; therefore the Board will waive the one required 10' x 25 loading berth; 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: Brad Opland

APPEARANCE FOR: Same

APPEARANCES AGAINST: None

PREMISES AFFECTED: 4631 N. Kenton Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, a proposed unattached garage whose south side yard shall be zero instead of 5'.

ACTION OF BOARD-

CASE CONTINUED TO AUGUST 20, 2004

THE VOTE

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APPLICANT: Peter's One Two Three Lounge, Inc.

APPEARANCE FOR: James J. Banks

APPEARANCES AGAINST: None

PREMISES AFFECTED: 5610-20 W. Diversey Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location, the establishment and expansion of a tavern with live entertainment into an adjacent building in a B4-1 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 June 18, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant wishes to legalize the expansion of the existing tavern, the use has been in existence for many years; the applicant is providing additional parking for this use, the Board will allow the expansion of a tavern which includes a public place of amusement license; 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: Peter's One Two Three Lounge, Inc. CAL NO.: 288-04-Z
APPEARANCE FOR: James J. Banks MAP NO.: 7-M
APPEARANCES AGAINST: None MINUTES OF MEETING: August 20, 2004
PREMISES AFFECTED: 5610-20 W. Diversey Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-1 Restricted Service District, the expansion of a licensed public place of amusement which is located within 125' of an R3 General Residence District.

ACTION OF BOARD:
VARIATION 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 June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant wishes to legalize the expansion of the existing tavern, the use has been in existence for many years; the applicant is providing additional parking for this use, the Board will allow the expansion of a tavern which includes a public place of amusement license; 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.

BZA 15

PAGE 66 OF MINUTES
APPLICANT: Peter's One Two Three Lounge, Inc.  
CAL NO.: 289-04-S

APPEARANCE FOR: James J. Banks  
MAP NO.: 7-M

APPEARANCES AGAINST: None  
MINUTES OF MEETING: August 20, 2004

PREMISES AFFECTED: 5615 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 an off site parking lot for 14 private passenger automobiles, in a B4-1 Restricted Service District, to serve a proposed tavern with public place of amusement for dancing and entertainment located at 5610-20 W. Diversey Avenue.

ACTION OF BOARD--APPLICATION APPROVED

THE VOTE

| JOSPEH J. SPINGOLA | AFFIRMATIVE | X |
| 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 June 18, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the Board has granted Case # 287-04-S and 288-04-Z; the applicant will provide parking for 14 automobiles at this location and the Board will approve the use; 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: Peter's One Two Three Lounge, Inc.  
CAL NO.: 290-04-S  

APPEARANCE FOR: James J. Banks  
MAP NO.: 7-M  

APPEARANCES AGAINST: None  
MINUTES OF MEETING: June 18, 2004  

PREMISES AFFECTED: 2816-56 N. Central Avenue  

NATURE OF REQUEST: Application for a special use under Article II of the zoning ordinance for the approval of the location and the establishment of an off site required parking lot for 23 private passenger automobiles, in a B4-1 Restricted Service District, to serve a proposed expansion in a tavern which will provide entertainment and dancing located at 5610-20 W. Diversey Avenue.  

ACTION OF BOARD--  
CASE CONTINUED TO AUGUST 20, 2004  

THE VOTE  

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2004 SEP 20 A 9 2
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Peter's One Two Three Lounge, Inc. CAL NO.: 291-04-Z

APPEARANCE FOR: James J. Banks MAP NO.: 7-M

APPEARANCES AGAINST: None MINUTES OF MEETING: August 20, 2004

PREMISES AFFECTED: 2816-56 N. Central Avenue

NATURE OF REQUEST: Application for a variation under Article II of the zoning ordinance to permit, in a B4-1 Restricted Service District, an existing parking lot to qualify as required parking for two uses, one is the tavern located at 5610-20 W. Diversey Avenue.

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 June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the Board has approved 290-04-S and finds that this parking lot will be used at different hours of the day for the grocery store and tavern; the Board will grant the variation; 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.

BAZ 15

APPROVED AS TO SUBSTANCE

CHAIRMAN

PAGE 69 OF MINUTES
APPLICANT: Thomas Staunton

APPEARANCE FOR: Larry Kusk

APPEARANCES AGAINST: None

PREMISES AFFECTED: 2323 W. Roscoe Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence (S.D. #10) District, a proposed 4-story 6 dwelling unit building and to waive the one required 10' x 25' loading berth.

ACTION OF BOARD-
VARIATION GRANTED

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will build a 4-story 6 dwelling unit build; these units will be condominiums and there will not be frequent moving of tenants; the Board therefore waives the one 10' x 25' loading berth; 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.

APPROVED AS TO SUBSTANTIVE

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

APPLICANT: Thomas Staunton
APPEARANCE FOR: Larry Kusk
APPEARANCES AGAINST: None
PREMISES AFFECTED: 2323 W. Roscoe Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence (S.D. #10) District, a proposed 4-story 6 dwelling unit building and to waive the one required 10' x 25' loading berth.

ACTION OF BOARD-

VARIATION GRANTED

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant will build a 4-story 6 dwelling unit build; these units will be condominiums and there will not be frequent moving of tenants; the Board therefore waives the one required 10' x 25' loading berth; 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: Irving Park Townhomes, LLC

CAL NO.: 285-04-S

APPEARANCE FOR: James J. Banks

MAP NO.: 11-H

APPEARANCES AGAINST: Frank Maniscalco
                       Paulo R. Wildner
                       Elizabeth Fahey

MINUTES OF MEETING: June 18, 2004

PREMISES AFFECTED: 2130-34 W. Irving Park 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 4-story 9 unit town home complex with residential use below the 2nd floor in a B2-2 Restricted Retail District.

ACTION OF BOARD—APPLICATION APPROVED

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 June 18, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will build a 4-story 9 unit town house complex; the applicants states that units will be sold as condominiums and the neighborhood is now more residential than retail; the Board finds that allowing residential units below the 2nd floor would be the better use of this property; 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): The Department of Planning and Development recommends approval of the proposed ground-floor residual use.

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

CHAIRMAN
APPLICANT: Irving Park Townhomes, LLC

APPEARANCE FOR: James J. Banks

APPEARANCES AGAINST: Frank Maniscalco
Paulo R. Wildner
Elizabeth Fahey

PREMISES AFFECTED: 2130-34 W. Irving Park Road

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-2 Restricted Retail District, a 4-story 9 unit town home complex whose front yard facing a public street shall be 3'-7" instead of 12' and whose east and west end walls set backs shall be minimum 1' instead of 3'.

ACTION OF BOARD--
VARIATION GRANTED

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will erect a 4-story 9 town home complex whose front yard facing the street will be 3'-7" and whose east and west end walls set backs shall be 1'; 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.
APPLICATION: Straford Memorial Seventh-day Adventist Church

APPEARANCE FOR: Thurman Demille

APPEARANCES AGAINST: None

PREMISES AFFECTED: 500 W. 119th Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 466 seat church in a B2-1 Restricted Retail District.

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 June 18, 2004 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant will establish a 466 seat church and will provide 58 off-site parking spaces; the evidence has shown that the church and its off-site parking lots will not be adversely affect the neighborhood; the Board will grant a special use to establish a church in a B2-1 Zoning District; complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

PAGE 47 OF MINUTES
APPLICANT: Straford Memorial Seventh-day Adventist Church  
CAL NO.: 293-04-Z  

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

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

PREMISES AFFECTED: 500 W. 119th Street  

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

ACTION OF BOARD--  
VARIATION GRANTED  

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the Board has granted a special use to establish a church in Case #292-04-S and the Board will allow a variations to make the front transitional yard one foot; 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.
APPLICANT: Straford Memorial Seventh-day Adventist Church

APPEARANCE FOR: Thurman Demille

APPEARANCES AGAINST: None

PREMISES AFFECTED: 500 W. 119th Street

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

ACTION OF BOARD--

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

THE VOTE

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APPROVED AS TO SUBSTANCE

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

APPLICANT: David Maletin
APPEARANCE FOR: Thomas Murphy
APPEARANCES AGAINST: None
PREMISES AFFECTED: 4410 N. Troy Street

NATURE OF REQUEST: Application for a variation under Article II of the zoning ordinance to permit, in a B4-2 Restricted Service District, a 4-story 6 dwelling unit building whose front yard shall be 6'-1" instead of 12.06' and whose rear yard shall be 12.06' and whose rear yard shall be 20'-9" instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the 4-story 6 dwelling unit building will have a front yard of 6'-11' and a rear yard of 12.06'; 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.

THE VOTE

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

AFFIRMATIVE NEGATIVE ABSENT
X
X
X
X

APPROVED AS TO SUBSTANCE

CHAIRMAN
APPLICATION:        David Maletin  
APPEARANCE FOR:     Thomas Murphy  
APPEARANCES AGAINST: None  
PREMISES AFFECTED:  3132-40 W. Montrose Avenue  

NATURE OF REQUEST: Application for a special use under Article II of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for 4 private passenger automobiles, in a B4-2 Restricted Service District, to serve a building located at 4410 N. Troy Street and to divide the improved zoning lot.

ACTION OF BOARD-- 
APPLICATION APPROVED

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will divide a zoning lot and establish two new zoning lots; the one lot will contain dwelling units (4410 N. Troy) this new building requires 2 off-site parking spaces and will allow them to be established at 3132-40 W. Montrose; 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: David Maletin

APPEARANCE FOR: Thomas Murphy

APPEARANCES AGAINST: None

PREMISES AFFECTED: 3132-40 W. Montrose Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the reduction of the 2nd floor rear residential yard to zero instead of 30' for an existing 2-story 4 dwelling unit and retail space building.

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 June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish a building whose 2nd floor rear yard will be zero for an existing 2-story 4 dwelling unit building; 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.

BAZ 15 PAGE 50 OF MINUTES

APPROVED AS TO SUBSTANCE

CHAIRMAN
APPLICANT: Chicago Board of Education
APPEARANCE FOR: Terry Diamond
APPEARANCES AGAINST: None
PREMISES AFFECTED: 455 W. 123rd Street

NATURE OF REQUEST: Application for a variation under Article II of the zoning ordinance to permit, in an R3 General Residence District, a proposed modular 1-story 4 class room annex whose front yard shall be 10' instead of 20', west side yard shall be 7' instead of 12' and whose east side yard shall be 2' instead of 12'.

ACTION OF BOARD-- VARIATION GRANTED

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant will erect an 1-story 4 class room annex whose front yard shall be 7' and east side yard shall be 2'; 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: Jerry & Sandra Street

APPEARANCE FOR: Same

APPEARANCES AGAINST: None

PREMISES AFFECTED: 2163 N. Bell Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, a proposed deck whose rear yard shall be zero instead of 30' on an existing rear building on a lot containing two buildings.

ACTION OF BOARD--

VARIATION GRANTED

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will construct a rear deck with a zero yard in an existing rear residential building; 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: Legal Pad, Inc. d/b/a Emerald Isle  CAL NO.: 301-04-S

APPEARANCE FOR: Michael LaVelle  MAP NO.: 17-0

APPEARANCES AGAINST: Beth Alcantor  MINUTES OF MEETING: June 18, 2004

PREMISES AFFECTED: 6686 N. Northwest Highway

NATURE OF REQUEST: Application for a special use under Article II of the zoning ordinance for the approval of the location and the establishment of a proposed beer garden in an existing restaurant in a B4-1 Restricted Service District.

ACTION OF BOARD-- APPLICATION APPROVED

THE VOTE

JOSEPH J. SPINGOLA  DEMETRI KONSTANTELOS
AFFIRMATIVE X  NEGATIVE X  ABSENT X
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 June 18, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish an beer garden in the open area at the rear of its building the hours of operations shall be the same as the tavern; 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;

Baz 16
APPLICATION: Matthew Blauvelt
APPEARANCE FOR: James J. Banks
APPEARANCES AGAINST: Faith Mulvihill
PREMISES AFFECTED: 1530 N. Wieland Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, a proposed 3-story single family residence whose front yard shall be 6.17' instead of 12.27', whose north and south side yard shall be 1.25' instead of 2.5' and whose rear yard shall be 16.33' instead of 30'.

ACTION OF BOARD--
VARIATION GRANTED

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will construct a new 3-story single family residence whose front yard shall be 6.17', north and south yards shall be 1.25' and rear yard shall be 16.33'; 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.