

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

APPLICANT: Justin Serbinski

CAL NO.: 01-08-A

APPEARANCE FOR:

MAP NO.: 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 3637 N. Leavitt Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of an accessory building (garage and office) which is a 16'-2" high. The height of a garage shall be no more than 15' in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--
CASE CONTINUED TO MARCH 28, 2008

THE VOTE

FEB 20 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

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

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Justin Serbinski

CAL NO.: 02-08-Z

APPEARANCE FOR:

MAP NO.: 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 3637 N. Leavitt Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story detached private garage which requires a reduction of the rear yard to 205 q. ft. instead of 404 sq. ft.

ACTION OF BOARD--
CASE CONTINUED TO MARCH 28, 2008

THE VOTE

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

FEB 20 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Teen Living Programs, Inc.

CAL NO.: 03-08-S

APPEARANCE FOR:

MAP NO.: 8-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 3745 S. Indiana Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed transitional shelter for 32 people in an RM-5 Residential Multi-Unit District.

ACTION OF BOARD--
CASE CONTINUED TO FEBRUARY 15, 2008

THE VOTE

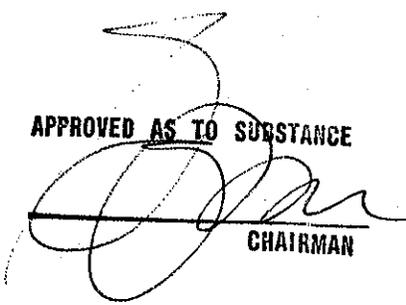
FEB 20 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Teen Living Programs, Inc.

CAL NO.: 04-08-Z

APPEARANCE FOR:

MAP NO.: 8-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 3745 S. Indiana Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 3-story transitional residence whose combined side yards shall be 3' (zero on the north and 3' on the south) instead of 8.6' with neither yard less than 3'-6", the front yard shall be 8'-4" instead of 15', the rear yard shall be 14'-6" instead of 37'-3".

ACTION OF BOARD--
CASE CONTINUED TO FEBRUARY 15, 2008

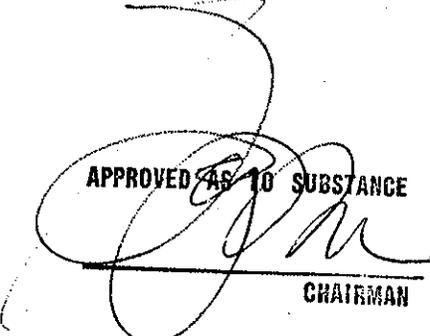
THE VOTE

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

FEB 20 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: 6230-32 S. Woodlawn Avenue, LLC **CAL NO.:** 05-08-Z
APPEARANCE FOR: Mark Kupiec **MAP NO.:** 14-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 18, 2008
PREMISES AFFECTED: 6230-32 S. Woodlawn Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed conversion of a 12 dwelling units to 8 dwelling unit building whose rear yard open space shall be eliminated to allow for parking in the rear yard.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

FEB 20 2008

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

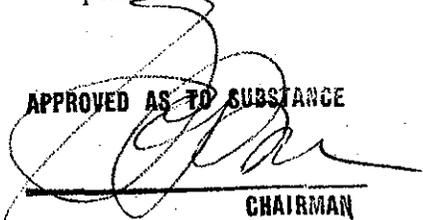
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 28, 2007; and

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 shall be permitted to deconvert an existing 12 dwelling unit building into an 8 dwelling unit building; the applicant will also be permitted to eliminate the rear yard open space to provide parking for the newly established 8 dwelling units; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: International Bank of Chicago, TR# 20066 **CAL NO.:** 06-08-A
APPEARANCE FOR: Mark Kupiec **MAP NO.:** 10-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 18, 2008
PREMISES AFFECTED: 4233 S. Richmond Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the division of an improved zoning lot in an RS-3 Residential Single-Unit (Detached House) District. The improved lot was divided by selling the house and garage lot two separate persons. The remaining single family residence requires a zero south yard and 1 foot north yard.

ACTION OF BOARD--
THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

FEB 20 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

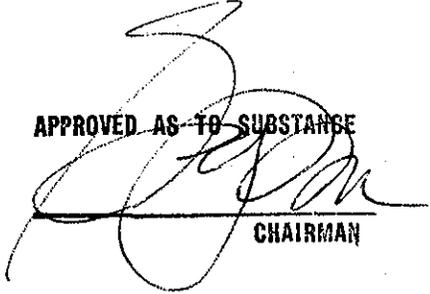
THE RESOLUTION:

WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008; and

WHEREAS, the district maps show that the premises are located in an RS-3 Residential Single-Unit (Detached House) 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 appellant stated that the lot in question was divided prior to him purchasing the land. He stated that when he purchased the land he was issued a deed that indicated the two lots were separate. The appellant stated that he requested the owner of the other half of the lot to appear before the Board but he refused. The Board will permit the appellant to divide the lot. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Thomas and Sandra Bianciotto

CAL NO.: 07-08-A

APPEARANCE FOR: Mark Kupiec

MAP NO.: 12-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 4859 S. Seeley Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a substitution of 2 dwelling units for one commercial unit in an RS-3 Residential Single-Unit (Detached House) District. There are four lawful dwelling units (permit #97027943) on this site.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

FEB 20 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

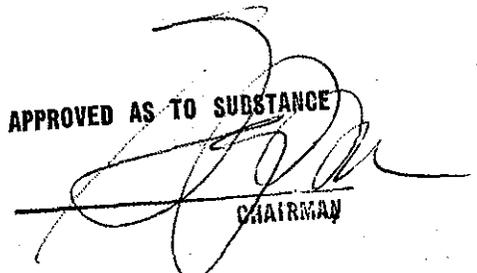
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008; and

WHEREAS, the district maps show that the premises are located in an RS-3 Residential Single-Unit (Detached House) 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 Appellant stated that he wishes to substitute the former commercial use on the first floor with 2 residential dwelling units. The Board will permit the substitution of use. The total number of dwelling units will be six. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Fausto and Yolanda Salgado

CAL NO.: 08-08-Z

APPEARANCE FOR: Same

MAP NO.: 9-O

APPEARANCES AGAINST: Neal Schultz

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 3828 N. Osceola Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed 2nd floor addition whose combined side yards shall be 5.95' (2.75' on the south and 3' on the north) with neither yard less than 4', to eliminate the rear yard open space.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

FEB 20 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 28, 2007; 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 objector in this matter stated that he is concerned about the amount of units that are contained in the building and that there have been a number of problems for the neighborhood that he claims have originated from this address. The objector stated that he is concerned about this residence being used as a multi-unit building. The applicant stated that he will de-convert the existing three unit home to a single family home. The applicant will remove the stairs from the front of the building and will de-convert the basement and second floor unit; the applicant shall be permitted to establish a 2nd floor addition whose combined side yards shall be 5.95' (2.75' on the south and 3' on the north) and to eliminate the rear yard open space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

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

APPLICANT: Lincoln Pool, Inc. (Seung H. Bang)

CAL NO.: 09-08-Z

APPEARANCE FOR:

MAP NO.: 13-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 5334 N. Lincoln Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B3-2 Community Shopping District, a public place of amusement pool hall. The pool hall requires parking for 10% of the building's occupancy.

ACTION OF BOARD--
CASE CONTINUED TO MARCH 28, 2008

THE VOTE

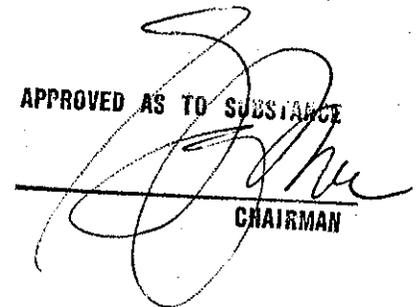
BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

FEB 20 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Chicago Metal Fabricators, Inc.

CAL NO.: 10-08-S

APPEARANCE FOR: James J. Banks

MAP NO.: 8-I

APPEARANCES AGAINST: None

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 3737 S. Rockwell Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for employee private passenger automobiles, in a M1-2 Limited Manufacturing/Business Park District, to serve building located at 3724 S. Rockwell Street.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

FEB 20 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

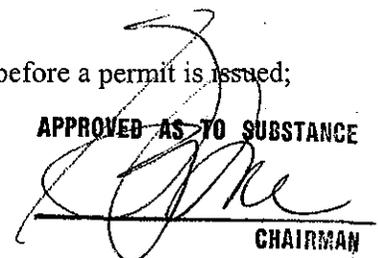
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 28, 2007; and

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 shall be permitted to establish an offsite parking lot for employee private passenger automobiles to serve a building located at 3724 N. Rockwell; the testimony of the appraiser was that the use is compatible with the surrounding neighborhood and the use is not out of character with the community; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed off-site accessory parking lot provided the applicant installs fencing in compliance with the Chicago Landscape Ordinance.

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Patrolmen's Federal Credit Union CAL NO.: 11-08-S
APPEARANCE FOR: George Arnold MAP NO.: 13-O
APPEARANCES AGAINST: None MINUTES OF MEETING:
PREMISES AFFECTED: 5310 N. Harlem Avenue January 18, 2008

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed credit union with drive thru facility in a B3-3 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

FEB 20 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

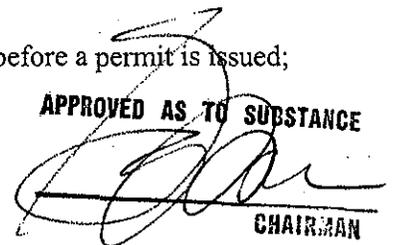
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 28, 2007; and

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 shall be permitted to establish a credit union with a drive thru facility; the testimony of the appraiser was that the use is compatible with the neighborhood and is not out of character with the community; the Board also finds that the applicant must comply with the Department of Planning and Developments recommendation and design the exit from the drive thru facility as a right out only driveway; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):The Department of Planning and Development recommends approval of the reuse of the existing drive-through facility provided the drive-through exit is designed as a right-out only driveway.

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Adriana Zaragosa **CAL NO.:** 12-08-S
APPEARANCE FOR: Same **MAP NO.:** 6-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 18, 2008
PREMISES AFFECTED: 2059 W. 22nd Place
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a nail salon within 1,000 linear feet of another nail salon, barber shop, beauty salon or similar use in a B2-2 Neighborhood Mixed-Use District.

**ACTION OF BOARD--
APPLICATION APPROVED**

THE VOTE

FEB 20 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

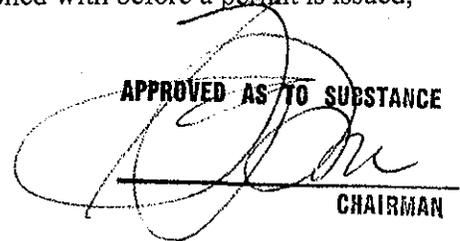
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 28, 2007; and

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 shall be permitted to establish a nail salon; the testimony of the appraiser was that the use is compatible with the neighborhood and would not have a negative impact on the surrounding community; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed beauty salon

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

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: NICCLARE LLC

CAL NO.: 13-08-Z

APPEARANCE FOR:

MAP NO.: 7-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 441 W. Surf Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed conversion from a single family residence to 4 dwelling units and a proposed 3-story rear addition whose rear yard shall be zero instead of 38.1', the combined side yards of the addition shall be 5' on east and 5' on west instead of 10.6' and to increase the height of the addition to 51'-8" instead of 47'.

ACTION OF BOARD--
CASE CONTINUED TO MARCH 28, 2008

THE VOTE

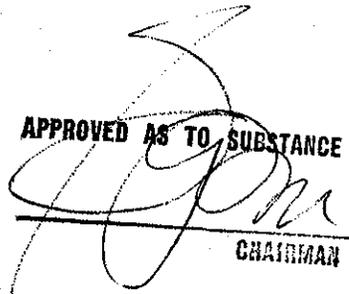
FEB 20 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Ashor Younana/ Julianna Ortiz **CAL NO.:** 14-08-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 18, 2008
PREMISES AFFECTED: 2710 N. Halsted Street
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a barber shop within 1,000 linear feet of another barber shop, beauty salon, nail salon or similar use in a B3-3 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

FEB 20 2008

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 28, 2007; 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 shall be permitted to establish a beauty salon; the testimony of the appraiser was that the use is compatible with the surrounding community and would not have a negative impact on the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed beauty salon.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Andrew Swedenborough **CAL NO.:** 15-08-Z
APPEARANCE FOR: John Pikarski **MAP NO.:** 1-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 18, 2008
PREMISES AFFECTED: 2050 W. Huron Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story single family residence whose front yard shall be 6.10' instead of 15', the combined yards shall be 4' (3' on the west and 1' on the east) with neither yard shall be 2.14' instead of 2.63' and to reduce rear yard open space to 83 sq. ft. instead of 225 sq. ft.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

FEB 20 2008

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 28, 2007; 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 shall be permitted to construct a 2-story single family residence whose front yard shall be 6.10', the combined yards shall be 4' (3' on the west and 1' on the east) 2.14' and to reduce rear yard open space to 83 sq. ft.; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Gro, Inc. **CAL NO.:** 16-08-S
APPEARANCE FOR: Kate Duncan **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 18, 2008
PREMISES AFFECTED: 2119 N. Damen Avenue
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

FEB 20 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

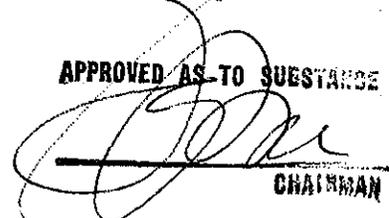
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 28, 2007; and

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 shall be permitted to establish a beauty salon; the testimony of the appraiser was that the use is compatible with the surrounding community and would not have a negative impact on the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed hair salon.

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Mickey Antonetti

CAL NO.: 17-08-A

APPEARANCE FOR:

MAP NO.: 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 1435-39 N. Ashland Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of the front 5 dwelling unit building. This parcel contains a 2nd rear building containing 3 dwelling units in a B3-2 Community Shopping District. The front building will add 4 dormers (living space) and an open porch.

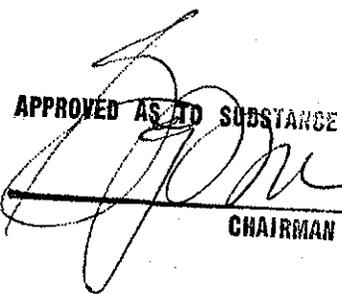
ACTION OF BOARD--
CASE CONTINUED TO APRIL 18, 2008

THE VOTE

FEB 20 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CRÔWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Michael Roper **CAL NO.:** 18-08-S
APPEARANCE FOR: Paul Kolpak **MAP NO.:** 13-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 18, 2008
PREMISES AFFECTED: 5148 N. Clark Street
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the proposed expansion of the existing tavern with the addition of an outdoor seating area in a B3-2 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

THE VOTE

FEB 20 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

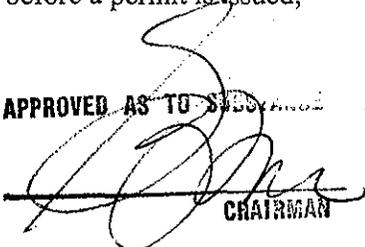
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 28, 2007; and

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 shall be permitted to establish a beer garden for an exiting tavern; the testimony of the appraiser was that the use would not be out of character with the surrounding community and is compatible with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed expansion of the existing tavern with the addition of an outdoor seating area.

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: US Cellular Corporation

CAL NO.: 19-08-S

APPEARANCE FOR:

MAP NO.: 3-L

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 5330 W. Division Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed 75 foot wireless communication facility in a C1-1 Neighborhood Commercial District.

ACTION OF BOARD--
CASE CONTINUED TO MARCH 28, 2008

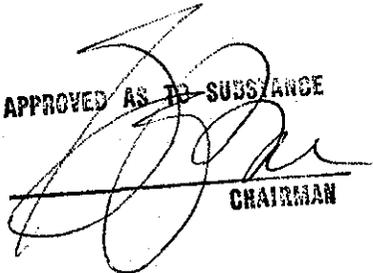
THE VOTE

FEB 20 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Alonzo Nevarez

CAL NO.: 20-08-S

APPEARANCE FOR:

MAP NO.: 12-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 5097 S. Archer Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-1 Community Shopping District.

ACTION OF BOARD--
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

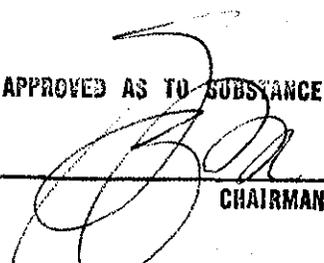
FEB 20 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: St. Mary's Church

CAL NO.: 21-08-Z

APPEARANCE FOR:

MAP NO.: 19-1

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 2849 W. Chase Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed 1-story community center whose west side yard shall be 6.03' instead of 15' and the rear yard shall be 18' instead of 49.3'.

ACTION OF BOARD--
CASE CONTINUED TO MARCH 28, 2008

THE VOTE

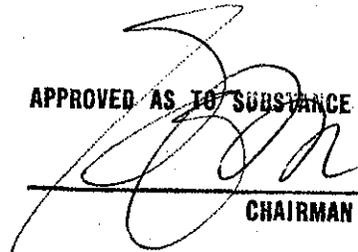
FEB 20 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Maria Raymundo **CAL NO.:** 22-08-Z
APPEARANCE FOR: Same **MAP NO.:** 6-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 18, 2008
PREMISES AFFECTED: 4030 W. 25th Place
NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 1-story front porch whose front yard shall be 7.96' instead of 20', the east side yard shall be 3.5', the west side yard shall be 1.5' instead of a combined 5'-4" with neither yard less than 2.1'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

FEB 20 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

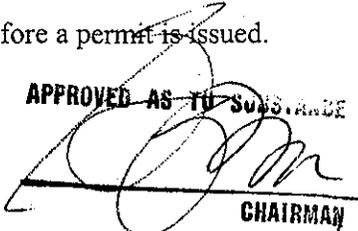
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 28, 2007; and

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 shall be permitted to construct a 1-story front porch whose front yard shall be 7.96', the east side yard shall be 3.5', the west side yard shall be 1.5'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: John R. Grady **CAL NO.:** 23-08-A
APPEARANCE FOR: Michael P. Cohen **MAP NO.:** 8-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 18, 2008
PREMISES AFFECTED: 2614-16 W. 38th Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a funeral home in an RS-3 Residential Single-Unit (Detached House) District. There has been no license at this location since 2004. A funeral home is permitted in a Business or Commercial District, not in an RS-3.

ACTION OF BOARD--
THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

FEB 20 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CRÖWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

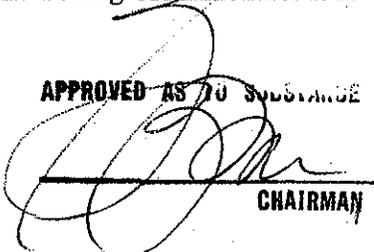
THE RESOLUTION:

WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008; and

WHEREAS, the district maps show that the premises is located in an RS-3 Residential Single-Unit (Detached House) 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 appellant in this matter stated that has been in operation for many years at this location. He stated that the person that use to manage the administrative duties of the business had died and he was unaware that the business license was never renewed. The appellant stated that he has never ceased to operate at this location and would like to re-establish his business license. The Board will permit the appellant to re-establish a business license for a funeral home at this location. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Archer-Cicero, L.L.C. CAL NO.: 24-08-S
APPEARANCE FOR: Dennis Aukstik MAP NO.: 12-L
APPEARANCES AGAINST: None MINUTES OF MEETING: January 18, 2008
PREMISES AFFECTED: 5400-24 S. Archer Avenue/5140-50 S. Cicero Avenue/5141 S. LaCrosse Avenue
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed drug store with drive thru facility in a B3-1 Community Shopping District.

ACTION OF BOARD-- APPLICATION APPROVED

THE VOTE

FEB 20 2008

CITY OF CHICAGO ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for Brian L. Crowe, Gigi McCabe-Miele, Demetri Konstantelos, Reverend Wilfredo Dejesus, Jonathan Swain. All 'AFFIRMATIVE' cells contain an '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 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 28, 2007; 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 shall be permitted to establish a drug store with a drive thru facility; the testimony of the appraiser was that the use is compatible with the surrounding community and will not have a negative impact on the community; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive-through facility, provided construction is consistent with the layout and design as illustrated on the site plan dated September 25, 2007, prepared by Hirsch Associates, LLC., and the elevation drawings dated November 20, 2007, as prepared by Chipman Adams, Ltd, Architects, 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

Handwritten signature of Brian L. Crowe over the 'APPROVED AS TO SUBSTANCE' stamp.

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

APPLICANT: Starbucks Coffee Co.

CAL NO.: 25-08-S

APPEARANCE FOR:

MAP NO.: 11-L

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 4218 N. Cicero Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed coffee shop with drive thru in a B3-1 Community Shopping District.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

FEB 20 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Lorenzo Salas

CAL NO.: 26-08-A

APPEARANCE FOR:

MAP NO.: 3-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 1458 N. Washtenaw Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the substitution of 1 dwelling unit for a commercial unit. There are two lawful dwelling unit existence and a 3rd dwelling unit will be substituted.

ACTION OF BOARD--
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

FEB 20 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Slav Witowski

CAL NO.: 27-07-A

APPEARANCE FOR: Gary Wigoda

MAP NO.: 5-I

APPEARANCES AGAINST: Lawrence Gluck

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 1633 N. Humboldt Boulevard

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the a new curb cut from Humboldt Boulevard when there is current alley access. The applicant also wishes to add two (2) additional parking spaces from the alley into a the garage in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

FEB 20 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
X		
	X	

THE RESOLUTION:

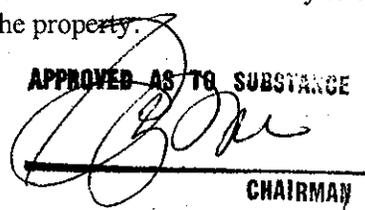
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008; and

WHEREAS, the district maps show that the premises is located in an RS-3 Residential Single-Unit (Detached House) 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: There are two buildings on this zoning lot. The application concerns only the front three story single family residence. The applicant is seeking to construct an addition which will make the front building a two unit structure. The objectors are concerned about the rear building and how it fits into the project. The variation that is requested is within the Boards authority and has granted the use in case 28-08-Z. This lot contains over 7,500 square feet and to add an additional unit only 5,000 square feet is required. The Board finds the existing rear building blocks alley access to this new two dwelling unit building. The code requires three parking spaces to be provided and only a driveway from Humboldt Boulevard will permit that. The Board will allow driveway to be established from the street. No parking shall be permitted within the front twenty feet of the property.

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Slav Witowski

CAL NO.: 28-08-Z

APPEARANCE FOR: Gary Wigoda

MAP NO.: 5-I

APPEARANCES AGAINST: Lawrence Gluck

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 1633 N. Humboldt Boulevard

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 3-story addition which will create a total of 2 dwelling units. The building will have a south side yard of 1' instead of 4' and the rear yard shall be 33'-5" instead of 45'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

FEB 20 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
X		
	X	

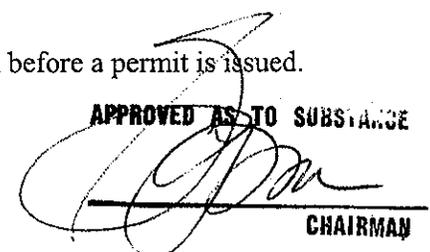
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 28, 2007; 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 driveway from the street to be established (27-08-A). This lot contains in excess of 7,500 square feet and 2,500 square feet per unit is required to add a second dwelling unit to the existing structure. The Board will permit a 3 story addition whose south side yard shall be 1' and the rear yard shall be 35'-5"; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: CRI Development, LLC

CAL NO.: 29-08-Z

APPEARANCE FOR:

MAP NO.: 9-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 3716 N. Lawndale Avenue/3721 N. Parkview Terrace

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 8 foot stone fence whose front yard shall be zero instead of 13.93', the north yard shall be zero instead of 5', the south side yard shall be zero instead of 5' and rear yard shall be zero instead of 32.51'.

ACTION OF BOARD--
CASE CONTINUED TO APRIL 18, 2008

THE VOTE

FEB 20 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Patrycja Slota-Pejsz **CAL NO.:** 30-08-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 9-N
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 18, 2008
PREMISES AFFECTED: 3353 N. Harlem Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-1 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

FEB 20 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

THE RESOLUTION:

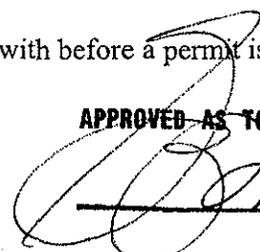
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 28, 2007; and

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 shall be permitted to establish a beauty salon; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and was not out of character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed beauty salon.

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Aminata Bangoura **CAL NO.:** 31-08-S
APPEARANCE FOR: Jackline C.J. Ekowa **MAP NO.:** 20-D
APPEARANCES AGAINST: Lisa Lloyd Taylor **MINUTES OF MEETING:**
January 18, 2008
PREMISES AFFECTED: 7907 ½ S. Cottage Grove Avenue
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

THE VOTE

**FEB 20 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

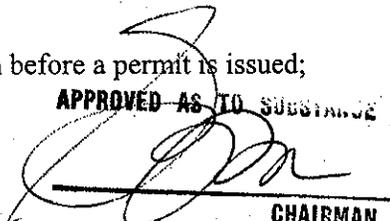
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 28, 2007; 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 objector in this matter stated that she operates an African hair braiding shop in the area . She stated that she feels that if the applicant were permitted to establish this business at this location that there would be an over abundance of this type of shop in the community. She also stated that due to the amount of time that it takes to braid hair, it could cause a shortage of parking for other business in the area; the testimony of the appraiser was that there is a demand for the service in the community and that and additional shop would not have a negative impact on the community; the applicant shall be permitted to establish a hair braiding shop at this location; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed hair salon.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Javier Lebron

CAL NO.: 32-08-S

APPEARANCE FOR:

MAP NO.: 10-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 4454-56 S. Western Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an expansion of a tavern in a B3-1 Community Shopping District.

ACTION OF BOARD--
CASE CONTINUED TO APRIL 18, 2008

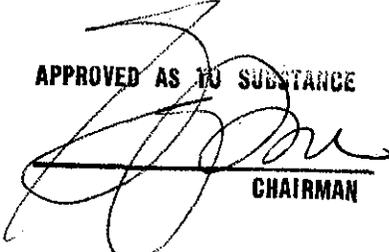
THE VOTE

FEB 20 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Morgan Group, Inc.

CAL NO.: 33-08-A

APPEARANCE FOR:

MAP NO.: 6-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 2341-61 S. State Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of residential storage in a DX-3 Downtown Mixed-Use District. There is no record of a business license at this location since 2001. The DX district does not allow residential storage as a permitted use nor special use.

ACTION OF BOARD--
CASE CONTINUED TO APRIL 18, 2008

THE VOTE

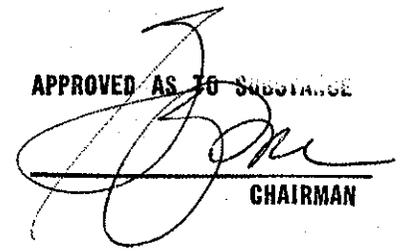
FEB 20 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Jenifer and Patrick M. Fitzpatrick **CAL NO.:** 34-08-S
APPEARANCE FOR: Susan Langlotz **MAP NO.:** 8-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 18, 2008
PREMISES AFFECTED: 3129-33 S. Morgan Street
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B1-2 Neighborhood Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

FEB 20 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

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

THE RESOLUTION:

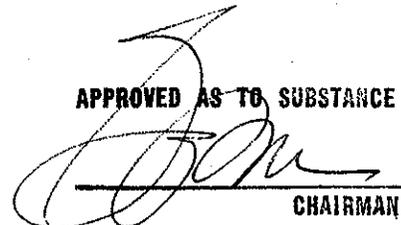
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 28, 2007; and

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 shall be permitted to establish a beauty salon; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and was not out of character with the neighborhood the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed beauty salon.

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Karen L. Levin, Trustee

CAL NO.: 35-08-Z

APPEARANCE FOR: Robert G. Higgins

MAP NO.: 5-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 1856 N. Dayton Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-R Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 1-story bay addition. The applicant requires 39 sq. ft. for an addition which is not more than 15% of the floor area which existed prior to the passage of this ordinance.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

FEB 20 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

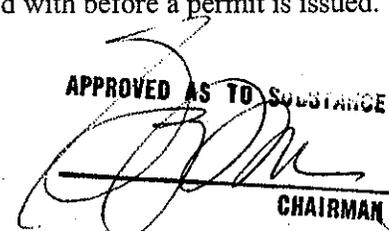
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 28, 2007; and

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 shall be permitted to construct a 1-story bay addition which will add an additional 39sq. ft. which is not more than 15 % of the floor area which existed prior to the passage of this ordinance; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Freddy Martinez

CAL NO.: 36-08-S

APPEARANCE FOR: John Pikarski

MAP NO.: 10-I

APPEARANCES AGAINST: None

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 4163 S. Archer Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

FEB 20 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

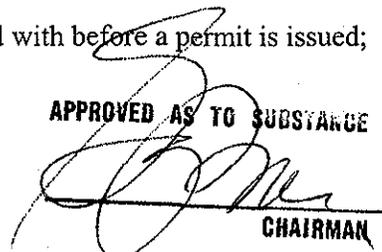
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 28, 2007; and

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 shall be permitted to establish a beauty salon; the testimony of the appraiser was the use is compatible with the community and would not have a negative impact on the surrounding neighborhood. The Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed beauty salon.

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Lawndale Christian Development Corporation **CAL NO.:** 37-08-S
APPEARANCE FOR: Rolando Acosta **MAP NO.:** 4-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 18, 2008
PREMISES AFFECTED: 2111-13 S. Hamlin Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a community center in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

FEB 20 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

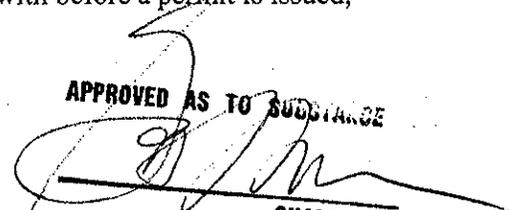
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 28, 2007; 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 shall be permitted to establish a community center; the testimony of the appraiser was that the use is compatible with the community and will not have a negative impact on the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed community center.

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Accredited Investments, LLC **CAL NO.:** 38-08-S
APPEARANCE FOR: Michael Lavelle **MAP NO.:** 14-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 18, 2008
PREMISES AFFECTED: 6214-16 S. Oakley Avenue
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed gymnasium (participant sports and recreation use) for 60 people in a M1-2 Limited Manufacturing/Business Park District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

FEB 20 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

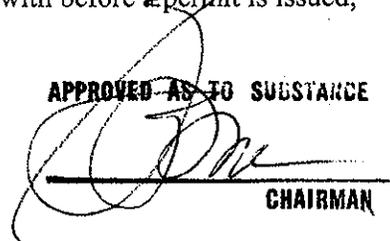
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 28, 2007; and

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 shall be permitted to establish a gymnasium (participants sports and recreation use) that will accommodate 60 people. The testimony of the appraiser was that he use is compatible with the neighborhood and will not have a negative impact on the surrounding community; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed gymnasium (participant sports and recreation use).

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Paul Impallaria

CAL NO.: 39-08-S

APPEARANCE FOR:

MAP NO.: 6-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 2556 S. Archer Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed bank with drive thru facility in a M2-3 Light Industry District.

ACTION OF BOARD--
CASE CONTINUED TO APRIL 18, 2008

THE VOTE

FEB 20 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

APFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Stanley Skoczen **CAL NO.:** 40-08-A
APPEARANCE FOR: Thomas Moore **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 18, 2008
PREMISES AFFECTED: 2204 W. North Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a non conforming rear dwelling unit with habitable space added to the existing attic in a B3-2 Community Shopping District. There is a primary building at the front of this lot. The Department of Zoning believes when the rear building was gutted without permit the owner can not re-establish the use. Permit #868148 (1998) shows one retail unit and 4 dwelling unit at the front. Section 17-15-0304-B states when a structure containing a non-conforming use is intentionally damaged by cause within the control of the owner, reestablishment of the non-conforming use is prohibited. Gutting the rear building is intention destruction by the owner.

ACTION OF BOARD--
THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

FEB 20 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

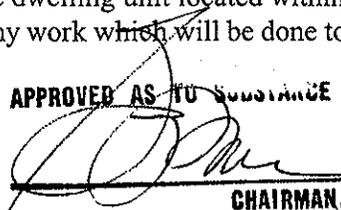
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008; and

WHEREAS, the district maps show that the premises is located in an B3-2 Community Shopping 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 appellant is a builder who has owned this property for many years. There are 2 buildings on this parcel and the appeal concerns the rear property. The rear building had work performed without first obtaining a permit. The Appellant claims doing work without a permit has nothing to do with his intent to abandon the use. The Board finds that the applicant did not abandon the dwelling unit located within the rear building. the applicant is required to obtain a building permit for any work done or any work which will be done to the rear building. The resolution will be memorialized with a permit.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Jadranka Medic

CAL NO.: 41-08-S

APPEARANCE FOR: Thomas Murphy

MAP NO.: 3-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 1337 N. Ashland Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

FEB 20 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
REVEREND WILFREDO DEJESUS	X		
JONATHAN SWAIN	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 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 28, 2007; 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 shall be permitted to establish a beauty salon; the testimony of the appraiser was that the use would not have a negative impact on the surrounding neighborhood and was not out of character with the community; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed beauty and nail salon.

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Andre Napier CAL NO.: 42-08-S
APPEARANCE FOR: James J. Banks MAP NO.: 7-N
APPEARANCES AGAINST: None MINUTES OF MEETING: January 18, 2008
PREMISES AFFECTED: 7162 W. Grand Avenue, #1E and #1W

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B1-2 Neighborhood Shopping District.

ACTION OF BOARD-- APPLICATION APPROVED

THE VOTE

FEB 20 2008

CITY OF CHICAGO ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each name with 'X' in the AFFIRMATIVE column.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 28, 2007; 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 shall be permitted to establish a beauty salon; the testimony of the appraiser was that the use would not have a negative impact on the surrounding neighborhood and was not out of character with the community; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed beauty salon.

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

APPROVED AS TO SUBSTANCE [Signature] CHAIRMAN

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

APPLICANT: Leslie's Place **CAL NO.:** 43-08-S
APPEARANCE FOR: Margaret Byrne **MAP NO.:** 3-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 18, 2008
PREMISES AFFECTED: 1014 N. Hamlin Avenue
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed transitional residence for 15 people in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

FEB 20 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

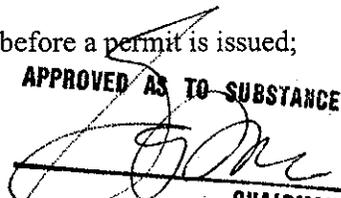
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 28, 2007; 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 shall be permitted to establish a transitional residence; the Board will grant the special use provided that the applicant houses no more than 15 clients at one time. The special use special use shall also be granted only to Leslie's Place. If the applicant discontinues operation at any time the special use shall be null and void; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development has no objection to the proposed transitional shelter, provided that the clients be restricted to women and that the number of clients be restricted to 15. The Department also recommends that the special use be granted only to Leslie's Place and that it not be transferable.

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: GDP LLC **CAL NO.:** 44-08-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 18, 2008
PREMISES AFFECTED: 111 E. Bellevue Place
NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a DR-3 Downtown Residential District, a proposed 2nd floor addition whose rear yard set back shall be 18'-4" instead of 28.10'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

FEB 20 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

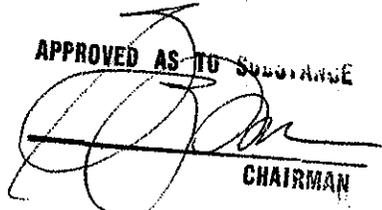
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 28, 2007; 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 shall be permitted to construct a 2nd floor addition whose rear yard set back shall be 18'-4"; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Legacy Charter School **CAL NO.:** 45-08-Z
APPEARANCE FOR: John Lawlor **MAP NO.:** 4-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 18, 2008
PREMISES AFFECTED: 1424-44 S. Drake Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed charter school (elementary school) whose floor area shall increase to 74,400 sq. ft. instead of 36,000 sq. ft., the east front yard shall be 3' instead of 15' and the west rear yard shall be 3' instead of 37.52".

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

FEB 20 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

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

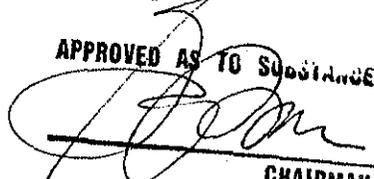
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 28, 2007; 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 shall be permitted to establish a charter school (elementary school) whose floor area shall increase to 74,400 sq. ft. , the east front yard shall be 3' and the west rear yard shall be 3"; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Legacy Charter School **CAL NO.:** 46-08-S
APPEARANCE FOR: John Lawlor **MAP NO.:** 4-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 18, 2008
PREMISES AFFECTED: 1445-49 S. Drake Avenue
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for private passenger automobiles, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, to serve for required parking for the charter school located at 1424-44 S. Drake.

**ACTION OF BOARD--
APPLICATION APPROVED**

THE VOTE

FEB 20 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

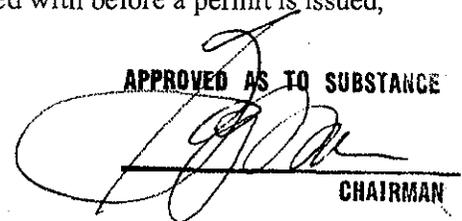
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 28, 2007; and

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 shall be permitted to establish an off site accessory parking lot for private passenger automobiles to serve for required parking for the charter school located at 1424-44 S. Drake; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed off-site accessory parking lot provided the applicant installs landscaping and fencing in compliance with the Chicago Landscape Ordinance.

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

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Legacy Charter School

CAL NO.: 47-08-Z

APPEARANCE FOR: John Lawlor

MAP NO.: 4-J

APPEARANCES AGAINST: None

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 1429-39 S. Central Park Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, the establishment of an off-site parking lot for 36 private passenger automobiles to serve the charter elementary school at 1424-44 W. Drake. The north and south side yards shall be 7' instead of 9.82'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

FEB 20 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

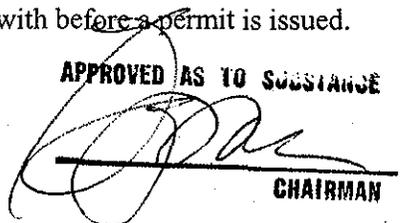
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 28, 2007; and

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 shall be permitted to establish an off-site parking lot for 36 private passenger automobiles to serve the charter elementary school at 1424-44 W. Drake. The north and south side yards shall be 7'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Legacy Charter School **CAL NO.:** 48-08-S
APPEARANCE FOR: John Lawlor **MAP NO.:** 4-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 18, 2008
PREMISES AFFECTED: 1429-39 S. Central Park Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for private passenger automobiles, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, to serve for required parking for the charter school located at 1424-44 S. Drake.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

FEB 20 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

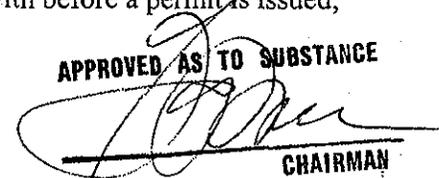
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 28, 2007; 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 shall be permitted to establish an off site accessory parking lot for private passenger automobiles, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, to serve for required parking for the charter school located at 1424-44 S. Drake. the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed off-site accessory parking lot provided the applicant installs landscaping and fencing in compliance with the Chicago Landscape Ordinance.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Anthony and Michelle Tiritilli

CAL NO.: 49-08-A

APPEARANCE FOR: Bernard Citron

MAP NO.: 5-f

APPEARANCES AGAINST: None

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 1637 N. Hudson Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of the rear portion of a rear building (coach house) which will be raised 2.5' to allow for parking in an RM-5 Residential Multi-Unit District. This case was before the Board (541-06-Z) for yard set backs when the front and rear building will be correct.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

FEB 20 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

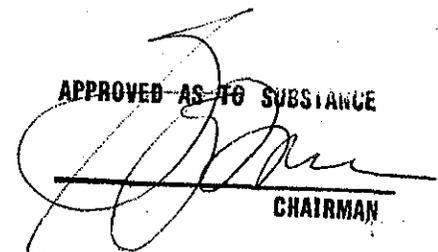
THE RESOLUTION:

WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008; and

WHEREAS, the district maps show that the premises is located in an RM-5 Residential Multi-Unit District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: This matter was previously heard in Cal. No. 541-06-Z. At that hearing the applicant failed to request an increase in height of the building to provide for parking for the premises. The Board will permit the expansion of the rear building (coach house) which will be raised 2.5' to allow for parking. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Leo Licata-Billboards, Inc. CAL NO.: 20-05-A
APPEARANCE FOR: James Novy MAP NO.: 5-F
APPEARANCES AGAINST: None MINUTES OF MEETING: January 18, 2008
PREMISES AFFECTED: 2325-33 N. Clark Street

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

ACTION OF BOARD- THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

THE VOTE

FEB 20 2008

CITY OF CHICAGO ZONING BOARD OF APPEALS

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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each name with 'X' in the AFFIRMATIVE column.

THE RESOLUTION:

WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008; and

WHEREAS, the district maps show that the premises is located in an B1-3 Neighborhood Shopping 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: This matter was remanded to the Board by order of the Circuit Court of Cook County. The appellant present, Mr. Salvatore Manso testified that there has been an on site and off site advertisement sign on the North face of the building for many years. Two instances being the Chicago Cubs logo with a statement that Reebie's was their official movers and Allied - the Careful Movers sign. The Board finds these are on-premise signs because clearly they are advertisements for Reebie's. Alderman Vi Daley testified her opposition to the sign and believed the off-site premise sign appeared only recently. The Board states that the 1957 and 2004 code prohibits off- premise signs here because the building is to close to the residential districts (within 250 feet). The 1957 Code prohibits off site premise signage within 250 feet of a residential district in 1990 (§ 8.9 (7)). Mr. Manuso was asked if an off site premise (advertising someone else other than Reebie) was on the North face of the building and he did not know. The Board finds the Appellant did not prove that an off-site premise advertising sign existed prior to 1990 and it has failed to show the off premise signage is non- conforming. The Appellant shall remove all signage which does not advertise Reebie Storage & Movers. The decision of the Zoning Administrator is affirmed.

APPROVED AS TO SUBSTANCE

Handwritten signature of the Chairman.

CHAIRMAN

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

APPLICANT: George and Sharon Haldes

CAL NO.: 118-05-Z

APPEARANCE FOR: James Banks

MAP NO.: 7-F

APPEARANCES AGAINST: John Brown

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 2540 N. Burling Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 4-story single family residence whose front yard shall be 23'-9" instead of 30', whose north and south side yards shall be zero instead of a combined 4.8' with neither less than 2', to increase the height from 38' to 41.75' and reduce the rear yard to 4' instead of 35'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

FEB 20 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 28, 2007; 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 was remanded to the Board for a re-hearing by order of the Circuit Court of Cook County. This case was first heard in 2005. Mr. John Brown did not appear but sent a letter stating his objections to the project. Mr. Brown did not request a continuance at this time. Mr. Brown owns the multi-unit building to the North. That building shares a party wall with the applicant. The Board granted a front yard of 23'-9", the South and North yards shall be zero, to increase the height from 38' to 41.75' and the rear yard to 4'. These variations are common in this area. The Board has granted similar reductions frequently even over objections. The Board takes notice that Mr. Brown did not appear, send his counsel nor ask for a continuance. The building was issued a permit and construction has gone on during the administrative review process. The Board is now faced with a rehearing for a completed building. The objector has produced witnesses that oppose the testimony of the applicants's witnesses. Mr. Brown has also pointed out that several windows exist in the party wall on the third floor. Mr. Brown maintains that these windows and openings have existed prior to the construction of this new building. The applicant contends only one small window existed in the party wall and that an additional window was cut in during the construction phase. The Board hereby finds that strict compliance with the regulations would create practical difficulties for this property. Bringing the house forward on the lot does comply with the pattern of this block. Granting zero side yards is also in character with the block face. The North yard is on the party wall of the objector. The practical difficulty was stated to be the substandard lot. Each piece of land presents difficulties to construction. There has been no evidence submitted to show the owner is asking for the variations to increase resale value. It is stated the owner will live in this house with his family. The variations granted are typical in the City of Chicago due to the 24foot frontage of this lot.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

CAL NO.: 118-05-Z

MINUTES OF MEETING:
January 18, 2008

FEB 20 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

The Board finds these variations will not alter the essential character of the block because many of the properties do not have conforming side yards. The applicant shall be permitted to establish a 4-story single family residence whose front yard shall be 23'-9" instead of 30', whose north and south side yards shall be zero , to increase the height to 41.75' and reduce the rear yard to 4'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Boys To Men NFP Inc.

CAL NO.: 305-07-S

APPEARANCE FOR:

MAP NO.: 16-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 1503 W. 68th 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 transitional residence for recovering substance abusers in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--
CASE CONTINUED TO APRIL 18, 2007

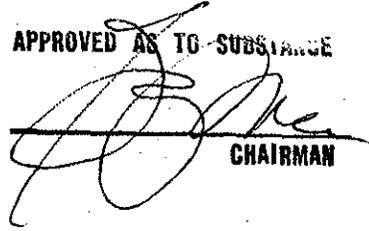
THE VOTE

FEB 20 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Robert Eschbach

CAL NO.: 423-07-A

APPEARANCE FOR:

MAP NO.: 3-J

APPEARANCES AGAINST:

MINUTES OF MEETING:

January 18, 2008

PREMISES AFFECTED: 1000 N. Lawndale Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the accessory building to exceed the allowable area by 164 sq. ft., in an RS-3 Residential Single-Unit (Detached House) District, The allowable area for a 4 car garage is 1,124 sq. ft. and the garage was built with 1,287 sq. ft. The applicant wishes to place a driveway off the street instead of placing the driveway off an existing alley.

ACTION OF BOARD--
CASE CONTINUED TO APRIL 18, 2008

THE VOTE

FEB 20 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Robert Eschbach

CAL NO.: 424-07-Z

APPEARANCE FOR:

MAP NO.: 3-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 1000 N. Lawndale Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed garage whose rear yard shall be 2' instead of 37.5', reduce the rear yard open space to 467 sq. ft. instead of 900 sq. ft. and the south side yard shall be zero instead of 4' for a 7 foot fence and 4 car garage.

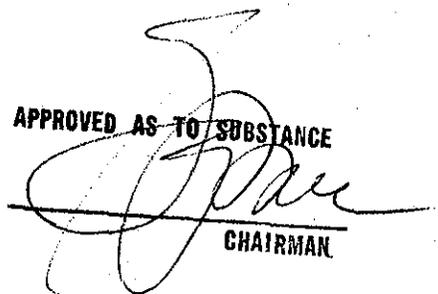
ACTION OF BOARD--
CASE CONTINUED TO APRIL 18, 2008

THE VOTE

FEB 20 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Ulises Rodriguez and
Yesenia Villasenor Rodriguez

CAL NO.: 461-07-A

APPEARANCE FOR: Same

MAP NO.: 4-I

APPEARANCES AGAINST: None

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 2415 W. Washburne Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a single family residence with a 2nd floor addition in a PMD-7 Planned Manufacturing District. Planned Manufacturing #7 does not allow residential use. The 2nd floor has been built without permits. The Board has no authority to allow an expansion of residential use in a manufacturing district.

ACTION OF BOARD--

The DECISION OF THE ZONING ADMINISTRATOR IS REVERSED IN PART
THE VOTE

FEB 20 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

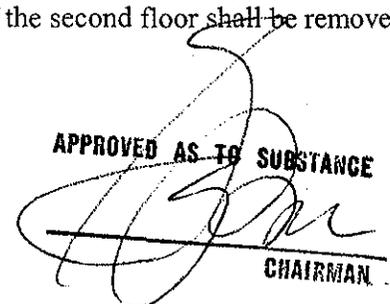
THE RESOLUTION:

WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008; and

WHEREAS, the district maps show that the premises is located in an PMD-7 Planned Manufacturing District. Planned Manufacturing #7 District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: A second floor was constructed without a building permit. The appellant is now requesting that the Board legalize the work. the Board finds that it is only allowed to increase the second floor to 30% of the habitable living space on the first floor. the rest of the second floor shall be removed and a building permit shall be issued.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Eva and Ben Rafols

CAL NO.: 463-07-Z

APPEARANCE FOR: Christopher Colon

MAP NO.: 9-L

APPEARANCES AGAINST: None

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 5209 W. Patterson Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2nd floor addition to an existing single family residence whose combined side yards shall be 4' (3.2' on the south and .8' on the north) instead of 5.8' and to reduce the rear yard to 2'-11" instead of 3.5'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

FEB 20 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

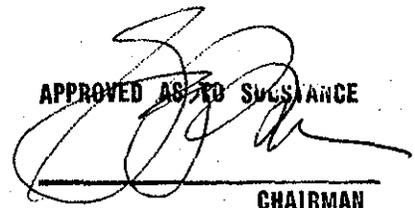
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 26, 2007; and

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 shall construct a 2nd floor addition to an existing single family residence whose combined side yards shall be 4' (3.2' on the south and .8' on the north) and to reduce the rear yard to 2'-11"; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Tarik Kishta

CAL NO.: 464-07-A

APPEARANCE FOR:

MAP NO.: 19-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 7301 N. Sheridan Road

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the re-establishment of a commercial use on the 1st floor in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. There is no record of a limited business license at this site.

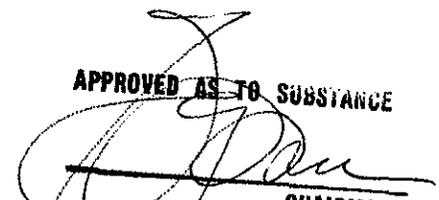
ACTION OF BOARD--
CASE CONTINUED MAY 16, 2008

THE VOTE

FEB 20 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Marianne Brennan

CAL NO.: 466-07-A

APPEARANCE FOR:

MAP NO.: 10-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 455 W. 41st Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a single family residence with a rear 2-story addition in a M2-3 Light Industry District. Residential use is not allowed in a manufacturing district and therefore the expansion is not permitted.

ACTION OF BOARD--
DISMISSED FOR WANT OF PROSECUTION

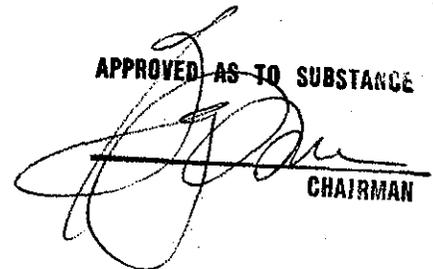
THE VOTE

FEB 20 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Church of Scientology of Illinois,
an Illinois not-for-profit corporation

CAL NO.: 474-07-S

APPEARANCE FOR: David Meek

MAP NO.: 2-F

APPEARANCES AGAINST: Thomas Moore

MINUTES OF MEETING:
January 18, 2008

PREMISES AFFECTED: 650 S. Clark Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a religious facility in a DX-12 Downtown Mixed-Use District.

ACTION OF BOARD--
MOTION TO DENY A REHEARING IS AFFIRMED

THE VOTE

FEB 20 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

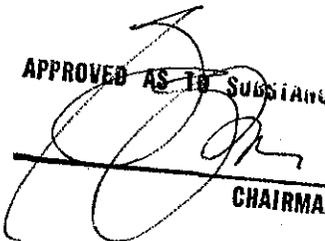
BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully read briefs submitted by Thomas Moore and David Meek and hearing oral arguments of the parties on January 18, 2008 and being fully advised in the premises, hereby finds the following; the Board hereby grants the request of the objectors motion to deny the re-hearing of Calendar Number 474-07-S; Pursuant to Article II of the Zoning Board of Appeals Rules of Procedure, the Board shall not hear or decide any matter where a decision has been rendered therein by the Board within the preceding year (365 days) unless upon remand by a court or upon good cause shown. the applicant, Church of Scientology of Illinois has not shown good cause for rehearing. The Board finds that the applicant is not entitled to have their request for an application for a special use to establish a religious facility to be re-heard at this time.

APPROVED AS TO SUBSTANCE

CHAIRMAN