CITY OF CHICAGO ZONING BOARD OF APPEALS **PUBLIC HEARING**

FRIDAY- November 20, 2009 **City Council Chambers**

121 N. LaSalle Street Room 200

407-09-Z

ZONING DISTRICT:RT-4

WARD:27

APPLICANT: Chris Wellman

OWNER: Same

PREMISES AFFECTED: 1270 N. Cleveland

SUBJECT: A 3rd floor addition with an overhang whose front yard, on a thru lot, shall be zero (on Schick) the south end shall be zero instead of 5', the front yard (on Cleveland) shall be zero

and the north yard shall be 3.25'

408-09-A

ZONING DISTRICT:RS-3

WARD:34

APPLICANT: Briarwood Rehab, Ltd.

OWNER: Same

PREMISES AFFECTED: 10948 S. Princeton

SUBJECT: To permit the subdivision of an improved zoning lot.

409-09-Z

ZONING DISTRICT:RS-3

WARD:34

APPLICANT: Briarwood Rehab, Ltd.

OWNER: Same

PREMISES AFFECTED: 10948 S. Princeton

SUBJECT: The subdivision of an improved zoning lot. The house that will remain shall have a front yard of zero instead of 8', the north side yard shall be zero, the south side yard shall be zero

and the rear yard shall be zero for a single family residence.

410-09-A

ZONING DISTRICT:M2-2

WARD:27

APPLICANT: Joe Outdoor **OWNER:** Marott, LLC

PREMISES AFFECTED: 837 W. Grand Avenue

SUBJECT: To allow the establishment of an off-premise sign measuring 25' x 18' (450 square feet) erected without a permit. Further, a sign more than 100 square feet is prohibited within 250'

of a residential district. This sign is 80' from a residential district.

411-09-A

ZONING DISTRICT:DX-12

WARD:42

APPLICANT: Joe Outdoor, LLC

OWNER: Oak Park National Bank and Trust. Trust No. 3242, Tom Livaditis, Trustee

PREMISES AFFECTED: 806 N. Rush

SUBJECT: To allow the establishment of an 18' x 18' (324 square foot) off-premise sign to be established since the applicant erected the sign without obtaining a permit. The City states the sign is located within the Oak Street Corridor which prohibits this type of sign.

412-09-S ZONING DISTRICT:DX-12 WARD:42

APPLICANT: United States Cellular Operating Company of Chicago, LLC

OWNER: CCC Hotel, LLC

PREMISES AFFECTED: 300 E. Ohio Street

SUBJECT: To establish a wireless communication facility on the top of a proposed building at

a height of 274'.

413-09-A ZONING DISTRICT:B3-2 WARD:1

APPLICANT: Joe Outdoor **OWNER:** Marie D. Raimondi

PREMISES AFFECTED: 1440 N. Milwaukee Avenue

SUBJECT: To allow the establishment of an off-premise advertising sign measuring 27' x 19' (513 square feet) erected without permit. Further, a sign more than 100 square feet is prohibited within 250' of a residential district. This sign is 150' from a residential district.

414-09-S ZONING DISTRICT:B3-2 WARD:44

APPLICANT: George Hanus d/b/a National Shopping Plazas

OWNER: Chicago Title & Trust, Trust # 5839 in trust for George Hanus

PREMISES AFFECTED: 2813 N. Broadway

SUBJECT: To establish a proposed ATM within 600 feet of another financial service.

415-09-Z ZONING DISTRICT:RS-3 WARD:44

APPLICANT: Mark Staublin

OWNER: Same

PREMISES AFFECTED: 3049 N. Kenmore

SUBJECT: To establish a proposed garage and deck whose area shall be 484 square feet.

416-09-A ZONING DISTRICT:C1-5 WARD:27

APPLICANT: Radius, Inc. **OWNER:** 661 Ohio LLC

PREMISES AFFECTED: 661 W. Ohio

SUBJECT: To allow the establishment of an off-premise sign totaling 338 square feet to be located within 500' of an expressway or right of way of an expressway in a C1-2. The City claims the sign would be within 120' of the expressway's right of way.

417-09-A ZONING DISTRICT:RT-4 WARD:43

APPLICANT: Jeff Bennett

OWNER: Jeff Bennet / Matthew Malinowski

PREMISES AFFECTED: 808 W. Wisconsin / 1900 N. Halsted

SUBJECT: To allow the owner of the separate building to file a variation to increase his property by 15% of the area of a building that he does not own. There are 2 separate buildings on the zoning lot. The applicant bought the rear building from the owner of the front building. The applicant wants a 558 square feet addition but the Zoning Administrator will allow only 244 square feet which is 15% of his property.

418-09-Z ZONING DISTRICT:RT-4 WARD:43

APPLICANT: Jeff Bennett

OWNER: Jeff Bennett / Matthew Malinowski

PREMISES AFFECTED: 808 W. Wisconsin / 1900 N. Halsted

SUBJECT: The addition to the building at 808 W. Wisconsin whose rear yard shall be zero instead of 37.5', the open space shall be zero instead of 236 square feet, to reduce one required parking space and to increase the existing floor area by not more than 15% of the area that existed prior to the code.

419-09-A ZONING DISTRICT:RM- 5.5 WARD:35

APPLICANT: 3802 W. Altgeld LLC

OWNER: Same

PREMISES AFFECTED: 3802-08 W. Altgeld

SUBJECT: To allow the applicant to refile a variation to add a 3rd floor with 5 dwelling units with yard reductions. The applicant requested 6 additional dwelling units and now only requests 5. The variation request has not changed (74-09-A / 75-09-Z) since it was denied at the February 2009 hearing.

420-09-Z ZONING DISTRICT:RM- 5.5 WARD:35

APPLICANT: 3802 W. Altgeld LLC

OWNER: Same

PREMISES AFFECTED: 3802-08 W. Altgeld

SUBJECT: Application for a proposed 3rd floor addition with 5 dwelling units, whose east front yard shall be 13.52' instead of 15', the north yard shall be zero instead 9.16', west side yard shall be zero instead of 37.5', the west rear yard open space shall be zero instead of 468 square feet.

421-09-S ZONING DISTRICT:B3-2 WARD:50

APPLICANT: Agustin De Jesus **OWNER:** Joseph C. Alzona

PREMISES AFFECTED: 6037 N. Kedzie

SUBJECT: To allow the establishment of a beauty salon.

422-09-A ZONING DISTRICT:RS-3 WARD:7

APPLICANT: Shirley Washington

OWNER: Same

PREMISES AFFECTED: 8401 S. Kingston

SUBJECT: To allow the expansion of a rear dwelling unit on a lot containing 2 buildings. The applicant claims 2 dwelling units in the front building and 1 dwelling unit in the rear building.

423-09-Z ZONING DISTRICT:RS-3 WARD:7

APPLICANT: Shirley Washington

OWNER: Same

PREMISES AFFECTED: 8401 S. Kingston

SUBJECT: The deconversion of the rear 2 dwelling unit building to a 1 dwelling unit building and to reduce the rear yard to zero instead of 37.5', the combined yards to 4.75' (2.25' on the north and 2.5' on the south) and to increase the area by 421 square feet.

424-09-A

ZONING DISTRICT:RM 6.5

WARD:44

APPLICANT: 2909 North Sheridan road Condominium Homes

OWNER: Same

PREMISES AFFECTED: 2909 N. Sheridan Road

SUBJECT: To allow the appellant to increase the number of parking spaces from an original 104 to 133 spaces. The parking will be used for public parking. The spaces will not be used for

the 225 residential units.

425-09-S

ZONING DISTRICT:RM 6.5

WARD:44

APPLICANT: 2909 North Sheridan Road Condominium Homes

OWNER: Same

PREMISES AFFECTED: 2909 N. Sheridan Road

SUBJECT: To establish a proposed public parking garage.

426-09-Z

ZONING DISTRICT:B3-2

WARD:47

APPLICANT: Anna Motyka **OWNER:** Vitali Chaian

PREMISES AFFECTED: 3834 N. Ashland

SUBJECT: To establish a public place of amusement license within 125' of a residential district.

427-09-Z

ZONING DISTRICT:RM-5

WARD:43

APPLICANT: Charles Huebner

OWNER: Same

PREMISES AFFECTED: 2127 N. Hudson

SUBJECT: To establish an 8'-6" fence with a zero south side yard instead of 3.54 feet.

2:00 P.M

404-09-S ZONING DISTRICT:B3-2 WARD:25

APPLICANT: MB Financial Bank, NA

OWNER: Same

PREMISES AFFECTED: 1625 W. 18th Street

SUBJECT: To establish a proposed bank with a drive thru facility.

428-09-Z ZONING DISTRICT:RS-3 WARD:32

APPLICANT: Eugene Dibble

OWNER: Same

PREMISES AFFECTED: 2019 N. Winchester

SUBJECT: To establish a proposed 2nd floor addition to a single family residence whose front yard shall be 8.7' instead of 20', the south yard shall be 2.6', the north yard shall be 1.2' and combined side yards shall be 3.8'.

429-09-Z ZONING DISTRICT:B2-3 WARD:1

APPLICANT: Anthony Zaskowski

OWNER: Same

PREMISES AFFECTED: 1509 N. Western

SUBJECT: To establish a proposed 18 dwelling unit building whose rear yard set back shall be

10'-10" instead of 30'.

430-09-Z ZONING DISTRICT:RT-4 WARD:11

APPLICANT: Mary Lihua Ma

OWNER: Same

PREMISES AFFECTED: 3542-44 S. Parnell

SUBJECT: To permit the division of an improved zoning lot. The building at 3542 S. Parnell contains 3 dwelling units. There is a second dwelling unit at the rear of the lot which will be demolished and replaced with a two car garage. The remaining building shall have a 1.50' south side yard and a 1.85' combined side yards. The applicant seeks to reduce one parking space in order to build a garage. Three parking spaces can be provided with a rear pad, the lot is 24' wide.

431-09-A ZONING DISTRICT:DX-12 WARD:42

APPLICANT: Joe Outdoor, LLC

OWNER: Oak Park National Bank and Trust. Trust No. 3242

PREMISES AFFECTED: 58 E. Chicago Avenue

SUBJECT: To permit the establishment of a 1,444 square foot off-premise advertising sign in a DX district. The sign square footage should not be more than 800 square feet and further because the sign is within 250' of a residential district a sign exceeding 100 square feet is prohibited.

432-09-Z ZONING DISTRICT:B3-1 WARD:45

APPLICANT: Bozena O'Leary **OWNER:** Ceasar Aguilar

PREMISES AFFECTED: 4364-68 N. Milwaukee

SUBJECT: To establish a public place of amusement license for an existing tavern and

restaurant within 100' of a residential district.

433-09-A ZONING DISTRICT:PMD # 2 WARD:32

APPLICANT: Star Light Outdoor LLC

OWNER: Chicago Title& Trust Company Trust No. 115283

PREMISES AFFECTED: 1400 W. North Avenue

SUBJECT: To permit the establishment of a double sided sign to be replaced by a single sided sign. The last permit allowed only 364 sq. feet. The replacement sign is 674 sq. feet. The applicant believes it is entitled to twice the square footage of the old sign. The prior code counted one signs face but allowed a double face..

434-09-S ZONING DISTRICT:B3-2 WARD:32

APPLICANT: Sin Qua Non IV, Ltd.

OWNER: Probot, LLC

PREMISES AFFECTED: 2038 W. Chicago Avenue **SUBJECT:** To allow the establishment of a beauty salon.

435-09-Z ZONING DISTRICT:RT-4 WARD:46

APPLICANT: 816-20 West Lakeside Place Condominium Association

OWNER: Same

PREMISES AFFECTED: 816-20 W. Lakeside Place

SUBJECT: to permit two front balconies whose front yard set back shall be 1' instead of 15'.

436-09-S ZONING DISTRICT:RT-4 WARD:46

APPLICANT: BK 1246 W. Winnemac LLC

OWNER: Anita Stigler

PREMISES AFFECTED: 1245 W. Carmen

SUBJECT: To permit the establishment of one off-site parking space to serve the residential building located at 1246 W. Winnemac which was recently built as a 4 dwelling unit but only three on-site parking spaces.

437-09-A ZONING DISTRICT:B3-2 WARD:28

APPLICANT: Jack and Florence Umansky

OWNER: Same

PREMISES AFFECTED: 2747-49 W. Cermak Road

SUBJECT: To allow a 10' fence to be erected instead of a 6' fence.

438-09-S ZONING DISTRICT:B3-1 WARD:45

APPLICANT: Criss Hair Design Inc. **OWNER:** Christopher Kamyszew

PREMISES AFFECTED: 4707 N. Milwaukee Avenue **SUBJECT:** To permit the establishment of a beauty salon.

439-09-Z ZONING DISTRICT:RS-3 WARD:13

APPLICANT: Tadeusz Sandrzyk

OWNER: Irene Anguiano, Amparo Diaz Anguiano **PREMISES AFFECTED:** 6614-16 S. Knox:

SUBJECT: To permit the division of an improved zoning lot. The remaining building at 6614 S.

Knox shall have a north side yard of .97' and combined side yards to 6'.

440-09-S ZONING DISTRICT:B3-5 WARD:43

APPLICANT: Tousle, Inc c/o Rachel Leipzig

OWNER: Frank Sommese

PREMISES AFFECTED: 1445 N. Wells # 1

SUBJECT: To permit the establishment of a beauty salon.

441-09-A ZONING DISTRICT:B3-3 WARD:25

APPLICANT: Simon Bai

OWNER: Same

PREMISES AFFECTED: 2316 S. Wentworth

SUBJECT: To allow a proposed 4 story 2 dwelling unit and 1 commercial unit building with

no parking on a pedestrian street.

442-09-Z ZONING DISTRICT:B3-3 WARD:25

APPLICANT: Simon Bai

OWNER: Same

PREMISES AFFECTED: 2316 S. Wentworth

SUBJECT: To permit a proposed 4 story 2 dwelling unit and 1 commercial space building

whose rear yard set back, at the first residential level shall be zero instead of 30'.

443-09-A ZONING DISTRICT:PMD # 8 WARD:11

APPLICANT: Jamie Youn Rainbow Jewelry

OWNER: Palm Realty Co.

PREMISES AFFECTED: 4666 S. Halsted Street

SUBJECT: To allow the retail sales of jewelry in the PMD # 8. Retail sales are not permitted in

PMD # 8 and the last limited business license has expired more than 18 months ago.

444-09-S ZONING DISTRICT:B3-2 WARD:13

APPLICANT: Leobardo Aparicio

OWNER: Steve Batinech

PREMISES AFFECTED: 6059 W. 63rd Street

SUBJECT: To permit the establishment of a beauty salon.

445-09-S ZONING DISTRICT:RS-3 WARD:29

APPLICANT: Third Unitarian Church

OWNER: Same

PREMISES AFFECTED: 300 N. Mayfield

SUBJECT: To permit the establishment of an off-site parking lot to serve the church at 301 N.

Mayfield

446-09-Z ZONING DISTRICT:RS-3 WARD:29

APPLICANT: Third Unitarian Church

OWNER: Same

PREMISES AFFECTED: 300 N. Mayfield

SUBJECT: To permit a proposed parking lot whose front yard shall be 7' instead of 20' and the

south side yard shall be 5' instead of 9.26' (on a reverse corner lot).

447-09-A ZONING DISTRICT:RS-3 WARD:22

APPLICANT: Charleen Jackson

OWNER: Same

PREMISES AFFECTED: 2252 S. Keeler

SUBJECT: To allow a 7' (rear) wrought iron fence to be established in an RS-3 zoning district.

448-09-A ZONING DISTRICT:B1-1 WARD:26

APPLICANT: Eswin Guerra

OWNER: Same

PREMISES AFFECTED: 2541 W. Division

SUBJECT: To establish two dwelling units and an office on the 1st floor which does not meet

the minimum lot area of 2,500 square feet per dwelling unit.

449-09-S ZONING DISTRICT:DX-7 WARD:42

APPLICANT: Great Parking Systems, LLC

OWNER: The Catholic Charities of Archdiocese of Chicago

PREMISES AFFECTED: 625 W. Randolph Street/ 133-37 N. Des Plaines Street

SUBJECT: To permit the establishment of a public parking garage.

450-09-S ZONING DISTRICT:B3-2 WARD:44

APPLICANT: Steven Papageorge Hair Academy Inc.

OWNER: JM Belmont, LLC

PREMISES AFFECTED: 1113-15 W. Belmont

SUBJECT: To permit the establishment of a beauty salon.

451-09-Z ZONING DISTRICT:RT-4 WARD:3

2APPLICANT: Michael Walczak

OWNER: Same

PREMISES AFFECTED: 1703 N. Hoyne

SUBJECT: To establish a proposed 3 story single family residence whose front yard shall be 11' instead of 12', the combined side yards shall be 1.5' (1.5 on the north and zero on the south), the rear yard shall be 21' instead of 28', the rear yard open space to be zero instead of 156 square feet and to increase the garages area to 504 square feet instead of 480 square feet.

452-09-A ZONING DISTRICT:C1-3 WARD:27

APPLICANT: Skywalker Outdoor, Inc.

OWNER: Victoria Granacki

PREMISES AFFECTED: 1105 W. Chicago Avenue

SUBJECT: To allow the establishment of an off-premise sign measuring 30' high by 20' wide (600 square feet) without a permit. The sign is located within 390' of an expressway. Further, the signage in a C1-3, is 4 times the 85' frontage of 340 square feet..

453-09-A ZONING DISTRICT:DX-7 WARD:42

APPLICANT: Skywalker Outdoor, Inc.

OWNER: Mark Bortz

PREMISES AFFECTED: 646 N. Clark Street

SUBJECT: the establishment of an off premise sign measuring 30' x 20' (600 square feet) which is within 100' of a residential building. Further, there is a limit of signage totaling 800 square feet on a building. This building contains 1200 square feet of signage.

454-09-S ZONING DISTRICT:B1-3 WARD:43

APPLICANT: 741 Armitage, LLC

OWNER: Same

PREMISES AFFECTED: 1970 N. Burling

SUBJECT: To permit a proposed 3 story residential building with residential use below the 2nd

floor.

455-09-Z ZONING DISTRICT:B1-3 WARD:43

APPLICANT: 741 Armitage, LLC

OWNER: Same

PREMISES AFFECTED: 1970 N. Burling

SUBJECT: To establish a proposed 3 story 2 dwelling unit building whose south side yard, abutting a residential district, shall be zero instead of 3.6', and to reduce the rear yard set back of zero instead of 30'.

428-08-S ZONING DISTRICT:M3-3 WARD:9

APPLICANT: Pullman Waste Processing, Inc. **OWNER:** B&B Langley Properties, Inc.

PREMISES AFFECTED: 10823 S. Langley Avenue

SUBJECT: To establish a waste transfer station for construction/ demolition debris material

only, within am existing 1 and 2 story manufacturing building.

CONTINUANCES

332-09-A ZONING DISTRICT: RS-1 WARD:36

APPLICANT: Steve Manfreda

OWNER: Same

PREMISES AFFECTED: 1714 N. Nordica

SUBJECT: To allow an accessory building to be 18'-1' instead of 15'. The height limitation for

an accessory building (garage) is 15'.

333-09-Z ZONING DISTRICT: RS-1 WARD:36

APPLICANT: Steve Manfreda

OWNER: Same

PREMISES AFFECTED: 1714 N. Nordica

SUBJECT: A proposed 2 story rear addition to an existing single family residence whose north side yard shall be 1.24', south side yard shall be 2.98' instead of 12 and' to reduce the rear yard to zero instead of 50'.

337-09-Z ZONING DISTRICT: RT-4 WARD:12

APPLICANT: David Carmona

OWNER: S

Same

PREMISES AFFECTED: 2830 W. 25th Street

SUBJECT: To construct a 3 story 2 dwelling unit building whose front yard shall be 7.1' instead of 14.40', the west side yard shall be zero instead of 2' and to reduce the required side yards from 4.8' to 2.67'.

340-09-A ZONING DISTRICT: RS-3 WARD:32

APPLICANT: 1300 Wellington, Inc. **OWNER:** Helios Lakewell, LLC

PREMISES AFFECTED: 1300 W. Wellington

SUBJECT: To allow the expansion of a tavern located in an RS-3 zoning district. The applicant wishes to expand the kitchen and place a refrigerated storage into a garage.

352-09-Z ZONING DISTRICT: RT-4 WARD:43

APPLICANT: Robert & Brenda Rugai

OWNER: Same

PREMISES AFFECTED: 1845 N. Bissell

SUBJECT: To establish a proposed enclosed breezeway (passage to an existing garage) whose south side yard shall be 1'-0 instead of 2'-0, the rear yard shall be 20' instead of 35'.

364-09-S ZONING DISTRICT:B3-3 WARD:47

APPLICANT: Thomas Plunkett

OWNER: Same

PREMISES AFFECTED: 2567 W. Montrose

SUBJECT: A proposed 4 story 18 dwelling unit building with residential use below second

floor.

365-09-Z ZONING DISTRICT:B3-3 WARD:47

APPLICANT: Thomas Plunkett

OWNER: Same

PREMISES AFFECTED: 2567 W. Montrose

SUBJECT: A proposed 4 story 18 dwelling unit building whose rear setback shall be 20.5'

instead of 30' and the 5th floor enclosed rooftop access stairways.

373-09-Z ZONING DISTRICT:RS-3 WARD:6

APPLICANT: Chicago Bible Fellowship Church

OWNER: Same

PREMISES AFFECTED: 7158 S. Indiana Avenue

SUBJECT: The establishment of a parking spaces for a church whose north side yard shall be 2'

and the south side yard shall be 7' instead of a combined 15'.

378-09-A ZONING DISTRICT:RM-5 WARD:43

APPLICANT: Ranjan Lal

OWNER: Same

PREMISES AFFECTED: 1822 N. Mohawk

SUBJECT: To allow the expansion of a rear building on a lot containing two buildings, with a

connecting bridge and conversion of the second floor to recreational space.

379-09-Z ZONING DISTRICT:RM-5 WARD:43

APPLICANT: Ranjan Lal

OWNER: Same

PREMISES AFFECTED: 1822 N. Mohawk

SUBJECT: To permit a metal connecting bridge whose north yard shall be zero instead of 2.88'.