CITY OF CHICAGO ZONING BOARD OF APPEALS PUBLIC HEARING

FRIDAY- August 21, 2009

9:00 AM

City Council Chambers 121 N. LaSalle Street Room 200

285-09-A ZONING DISTRICT:B3-1 WARD:36

APPLICANT: Refik Fazilbasic

OWNER: Same

PREMISES: 5077 N. Lincoln Ave:

SUBJECT: To allow a one story addition to an existing 1 retail and 2 dwelling unit building. The applicant wishes to add 526 square feet of living space more than is currently allowed in a B3-1. The applicant needs a zoning change to B3-2.

286-09-S ZONING DISTRICT:DX-7 WARD:2

APPLICANT: 608 W. Adams LLC

OWNER: Same

PREMISES: 608 W. Adams Street:

SUBJECT: A proposed public parking lot for 8 private passenger vehicles (outside the central area parking district).

287-09-Z ZONING DISTRICT:RT-4 WARD:43

APPLICANT: David Crosby

OWNER: Same

PREMISES: 2115 N. Dayton:

SUBJECT: In an RT-4 zoning district, a proposed 2 story rear addition whose combined side yards shall be .67' (.67' north side yard and zero south side yard) instead of 3.33'.

288-09-A ZONING DISTRICT:RS-3 WARD:34

APPLICANT: Walter Anderson

OWNER: Same

PREMISES: 11925 S. Emerald:

SUBJECT: To allow a 13 unit single room occupancy units instead of an 11 single room

occupancy units which is designated by permit # 10011037 issued in May of 2006

289-09-A ZONING DISTRICT:B1-1 WARD:30

APPLICANT: Son Pohl
OWNER: Michael Cao

PREMISES: 4152 W. North Avenue:

SUBJECT: To allow a commercial printing service to be established in a B1-1. The last business license for a printer expired February 15, 2007, more than 26 months ago. The property should be rezoned to a C-1 or higher.

290-09-S

ZONING DISTRICT:B3-2

WARD:28

APPLICANT:

Marantha CDC

OWNER:

Marantha CDC

PREMISES: 160 N. Cicero:

SUBJECT: To establish a proposed community center.

291-09-Z

ZONING DISTRICT:RT-4

WARD:50

APPLICANT:

Ioan Gaode, Lidia Goade

OWNER:

Same

PREMISES:

6440 N. Troy Street:

SUBJECT: 2 proposed 3- story open porches whose northside yard shall be zero instead of 4.2'

292-09-Z

ZONING DISTRICT:RS-3

WARD:1

APPLICANT:

Donna Swinford

OWNER:

Donna Swinford

PREMISES:

2426 N. Fairfield:

SUBJECT: A proposed one story front porch whose front yard set back shall be 6'-2 5/8" instead of 20', the combined side yard s shall be 4'-11/16" instead of 5' (11/16" on the north and 4' on the south).

293-09-S

ZONING DISTRICT:B3-3 WARD:27

APPLICANT:

Intercultural Montessori School

OWNER:

114 S. Racine LLC

PREMISES:

114 S. Racine:

SUBJECT: A proposed private elementary school.

294-09-Z

ZONING DISTRICT:B-3

WARD:36

APPLICANT:

Ambassador Inc.

OWNER:

Elzbieta Klimek

PREMISES:

7050 W. Belmont Ave.:

SUBJECT: A proposed public place of amusement within 125' of an R district.

295-09-A

ZONING DISTRICT:RS-2

WARD:36

APPLICANT: OWNER:

Sylwester Bzdula Sylwester Bzdula

6969 W. Oakdale: PREMISES:

SUBJECT: To allow the applicant to create a living space into the basement of a 2 dwelling unit building. There is a Circuit Court Order (94M1-403835- dated September 9, 1994) which prohibits living space in the basement - "storage use only".

296-09-S

OWNER:

ZONING DISTRICT:B3-1

APPLICANT:

Jose R. Flores John Bundalo

PREMISES:

4240 N. Cicero **SUBJECT:** To establish a barber shop.

297-09-S

ZONING DISTRICT:B3-3

WARD:50

WARD:45

APPLICANT: OWNER:

Indo-American Center Indo- American Center 6328 N. California

PREMISES:

SUBJECT: To establish a community center on multiple floors.

298-09-S

ZONING DISTRICT:B3-1

WARD:36

APPLICANT:

Hoyne Savings Bank

OWNER:

Same

PREMISES:

7001-7009 W. Grand Ave

SUBJECT: A proposed financial institution with a drive through facility.

299-09-S

ZONING DISTRICT:RS-3

WARD:34

APPLICANT:

Miles Cole

OWNER:

Claudelle Shaheed 44 W. 112th Place

PREMISES:

SUBJECT: A proposed transitional residence.

300-09-S ZONING DISTRICT:RM-5 WARD:20

APPLICANT: Chicago Board of Education

OWNER: Public Building Commission of Chicago

PREMISES: 6136-38 S. Ellis:

SUBJECT: A proposed off-site parking lot for private passenger vehicles to serve the school at

6145 S. Ingleside.

301-09-Z ZONING DISTRICT:RM-5 WARD:20

APPLICANT: Chicago Board of Education

OWNER: Public Building Commission of Chicago

PREMISES: 6136-38 S. Ellis

SUBJECT: A proposed school parking lot whose front yard set back shall be 7' for landscaping

instead of 20' and the combined side yards shall be 4' instead of 10'.

302-09-S ZONING DISTRICT:RT-4 WARD:10

APPLICANT: Chicago Board of Education

OWNER: Public Building Commission of Chicago

PREMISES: 9001-13 S. Exchange Avenue:

SUBJECT: A proposed parking lot for private passenger vehicles to serve the elementary school

at 9000 S. Exchange Avenue.

303-09-S ZONING DISTRICT:B1-2 WARD:10

APPLICANT: Chicago Board of Education

OWNER: Public Building Commission of Chicago

PREMISES: 9000-08 S. Commercial Avenue:

SUBJECT: A proposed parking lot for private passenger vehicles to serve an elementary school

at 9000 S. Exchange Avenue.

304-09-S ZONING DISTRICT:B3-3 WARD:25

APPLICANT: The South Side School

OWNER: Pilsen Retail LLC

PREMISES: 1601.21 S. Heletad

PREMISES: 1601-21 S. Halsted

SUBJECT: A proposed private elementary school.

305-09-A

ZONING DISTRICT:PMD # 11

WARD:25

APPLICANT:

Michael Schimpf

OWNER:

Same

PREMISES:

2245 S. Blue Island Avenue:

SUBJECT: A drive through in a service station with a car wash. In PMD #11 drive through

facilities are not permitted by code.

306-09-S

ZONING DISTRICT:PMD # 11

WARD:25

APPLICANT:

Michael Schimpf

OWNER:

Same

PREMISES:

2245 S. Blue Island Avenue:

SUBJECT: A proposed gasoline service station.

307-09-S

ZONING DISTRICT:PMD # 11

WARD:25

APPLICANT:

Michael Schimpf

OWNER:

Same

PREMISES:

2243 S. Blue Island Avenue:

SUBJECT: A proposed car wash within a gasoline service station.

CITY OF CHICAGO **ZONING BOARD OF APPEALS**

PUBLIC HEARING

FRIDAY- August 21, 2009

2:00 PM

City Council Chambers 121 N. LaSalle Street Room 200

308-09-A

ZONING DISTRICT:RM- 5.5

WARD:1

APPLICANT:

Lori Ann Bolnick & Gregory Kaufman

OWNER:

Same

PREMISES:

1645 W. Pierce

SUBJECT: To allow four dwelling units with two parking spaces.

309-09-Z

ZONING DISTRICT:RM-5.5

WARD:1

APPLICANT:

Lori Ann Bolnick & Gregory Kaufman

OWNER:

PREMISES:

1645 W. Pierce

SUBJECT: A proposed rear deck above the garage and a rear portion of the building whose front yard shall be zero instead of 12', the combined side yard shall be 2'-10 ½" zero on the west and 2'-10 ½" on the east instead of 5', the rear yard shall be 22'-71/8" instead of 30' and to eliminate the 144 square feet of open space.

310-09-Z

ZONING DISTRICT:B3-2

WARD:1

APPLICANT:

David Cohen for Chance Michael Cohen

OWNER:

Same

PREMISES:

2745 W. Armitage:

SUBJECT: The legalization of a 2 story addition whose combined side yards shall be zero each instead of 2'.

311-09-A

ZONING DISTRICT:DX-12

WARD:42

APPLICANT:

Next East Oak LLC

OWNER:

Same

PREMISES:

1005 N. State Street:

SUBJECT: The establishment of a projecting (over the public way) double faced illuminated sign with LED message center with a height of 16' and length of 6'. Section 17-12-1102- Oak Street Special Corridor states changing image signs are prohibited in this district.

312-09-A

ZONING DISTRICT:B3-2

WARD:44

APPLICANT:

Bench Warmers Inc, DBA Harry Caray

OWNER:

Park Property Mgt Group

PREMISES AFFECTED: 3551 N. Sheffield:

SUBJECT: To permit a video display on an existing building. The sign is prohibited within 100' of a residential district. The residential district is next door. The sign is an on-premise advertising sign in Section 17-12-1005-G-3 (C).

313-09-A

ZONING DISTRICT:RS-3

WARD:11

APPLICANT: **OWNER:**

Yan K.Yu

Same

PREMISES:

3243 S. Paulina

SUBJECT: A substitution of a dwelling unit for a tavern unit on a zoning lot which contains

another one unit building.

314-09-S

ZONING DISTRICT:B3-1

WARD:36

APPLICANT:

Gladys R. Wilson & Associates

OWNER:

Same

PREMISES:

3431-45 N. Harlem

SUBJECT: A proposed religious facility in association with a commercial use.

315-09-S

ZONING DISTRICT:B3-1

WARD:1

APPLICANT:

Ivette Diaz-Valdes DBA New Life New Look Hair Design

OWNER:

New Life Covenant Church PREMISES AFFECTED: 1642 N. California

SUBJECT: A proposed beauty salon.

316-09-A

ZONING DISTRICT:B3-2

WARD:44

APPLICANT:

Gramar LLC

OWNER:

Same

PREMISES AFFECTED: 3658 N. Clark:

SUBJECT: The establishment of a second wall mounted - off premise advertising sign. The

applicant request a wall sign where only a pole sign existed.

317-09-S

ZONING DISTRICT:B1-2

WARD:47

APPLICANT:

Yulin Yang

OWNER:

Robert Gronise

PREMISES AFFECTED: 3929 N. Ashland:

SUBJECT: A proposed beauty salon.

318-09-Z ZONING DISTRICT:RM 4.5 WARD:50

APPLICANT: Miodrag Francev

OWNER: Same

PREMISES AFFECTED: 2433 W. Fargo

SUBJECT: the division of an improved zoning lot, the remaining building shall have a 3.31' east side yard and a zero west side yard

319-09-Z ZONING DISTRICT:RM 4.5 **WARD:50**

APPLICANT: Miodrag Francev

OWNER: Same

PREMISES AFFECTED: 2435 W. Fargo

SUBJECT: A proposed 3 dwelling unit building whose front yard shall be 6'-11" instead of 15'; the combined side yards shall be zero instead of 6' with neither yard being less than 2.4' and the rear yard shall be 28' instead of 37.24'.

320-09-Z ZONING DISTRICT:RM 4.5 **WARD:50**

APPLICANT: Miodrag Francev

OWNER: Same

PREMISES AFFECTED: 2439 W. Fargo

SUBJECT: The subdivision of an improved zoning lot whose east side yard shall be 3' and the west side yard shall be zero.

243-09-Z(Amended) ZONING DISTRICT:RS-3 WARD:1

APPLICANT: 1658 N. Leavitt LLC

OWNER: Same

PREMISES AFFECTED: 1652 N. Leavitt

SUBJECT: To permit parking in the north side yard, the north yard set back shall be zero instead of 3', the combined side yards shall be 3' instead of 7'-6".

CONTINUANCES

108-09-Z ZONING DISTRICT: RT-4 WARD: 20

APPLICANT: Allcom Funding Inc.

OWNER: Same

PREMISES: 6613 S. Michigan Avenue

SUBJECT: A proposed 2 dwelling unit building whose front yard shall be 11'-7" instead of 15', the south side yard shall be 1'-10" instead of 2.94', to reduce rear yard open space to 475 sq. ft. instead of 188 sq. ft. and to eliminate one of the two required parking spaces.

139-09-A

ZONING DISTRICT: B1-1

APPLICANT:

Kathleen Rooney

OWNER:

Same

PREMISES:

559 W. 37th Street

SUBJECT: To allow 2 dwelling units to be established The applicant claims one dwelling unit on the 1st floor and 1 dwelling unit on the 2nd floor. A 1993 permit states 3 dwelling units and the Department of Water records from 1953 states one tavern on the 1st and 1 dwelling unit on the 2nd floor.

183-09-A

ZONING DISTRICT: B3-2

WARD: 44

WARD: 11

APPLICANT:

Sally Weiner

OWNER:

Same

PREMISES:

3744 N. Southport Avenue

SUBJECT: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a non conforming development. There are 2 residential buildings on this lot. The applicant wishes to expand the rear building with an artist live work (efficiency unit) space.

184-09-S

ZONING DISTRICT

WARD: 44

APPLICANT:

Sally Weiner

OWNER:

Same

PREMISES:

3744 N. Southport Avenue

SUBJECT: The establishment of an artist live work space (efficiency unit) in the rear building.

185-09-Z

ZONING DISTRICT

WARD: 44

APPLICANT:

Sally Weiner

OWNER:

Same

PREMISES:

3744 N. Southport Avenue

SUBJECT: To permit an open stair case whose rear yard shall be 25' instead of 30'.

187-09-A

ZONING DISTRICT: M1-2

WARD: 25

APPLICANT:

Abelina Villegas

OWNER:

Same

PREMISES:

2018 S. Loomis Street

SUBJECT: To allow 6 dwelling units in a front building and 2 dwelling units in a rear building

195-09-A

ZONING DISTRICT: RT-4

WARD: 43

APPLICANT:

Wrightwood Burling Place

Condominium Associations

OWNER:

Same

PREMISES:

734-44 W. Wrightwood Avenue/2602-08 N. Burling Street

SUBJECT: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the appellant to establish 31 dwelling units in an RT-4 There is no certificate of the number of dwelling units.

210-09-S ZONING DISTRICT: B3-2 WARD: 1

APPLICANT: NMD Investments LLC

OWNER: Same

PREMISES: 1611 N. Damen Avenue

SUBJECT: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed 4-story retail and parking garage (with accessory and non-accessory parking) located on a pedestrian street in a B3-2 Community Shopping District.

222-09-Z ZONING DISTRICT: RS-2 **WARD**: 41

APPLICANT: Thomas Kernan

OWNER: Same

PREMISES: 6329 N. Natoma Avenue

SUBJECT: The sub-division of an improved zoning lot into two zoning lots. The lot with a building (single family residence) shall have a 32.96' rear yard instead of 38.31', the south side yard shall be 4.59' instead of 5', the north side yard shall be 2.14' instead of 5', the combined side yards shall be 6.73' instead of 15'.

223-09-A ZONING DISTRICT: RS-3 WARD: 38

APPLICANT: Andrew Collis

OWNER: Same

PREMISES: 5408 W. Berteau Avenue

SUBJECT: To allow a 3rd dwelling unit to be established. The 1959 and 2006 building permits stated a 2 dwelling unit building (#10011762 and #256912).

229-09-S ZONING DISTRICT: WARD: 30

APPLICANT: Aneta Szynalik

d/b/a Dream Factory Salon & Spa

OWNER: Kyu Ho Chung d/b/a Double C Enterprises, Inc.

PREMISES: 5635 W. Belmont Avenue

SUBJECT: The establishment of a beauty salon and nail salon.

Ward: 47

249-09-A ZONING DISTRICT: RS-3

APPLICANT: Claudia Mosier **OWNER:** Michael Sheeby

PREMISES: 2543 W. Cullom Avenue

SUBJECT: Appeal from the decision of the Office of the Zoning Administrator in refusing to

allow applicant to claim to be a family community home. The Zoning

Administrative has determined the use to be a transitional residence because the

people living at the site stay until they move to independent living. The

applicant's stated goal is to move its clients from the residence and therefore is a

temporary residential living arrangement.

278-09-S ZONING DISTRICT:B3-2 WARD: 25

APPLICANT: Ricardo Hernandez
OWNER: Soledad Hernandez
PREMISES: 1441 W. 18th Street

SUBJECT: The establishment of a tattoo parlor.