# **CITY OF CHICAGO** ZONING BOARD OF APPEALS **PUBLIC HEARING FRIDAY- June 18, 2010** 121 N. LaSalle Street- Room 200

# 9:00 A.M.

**WARD:44** 

206-10-S **ZONING DISTRICT: B3-3 APPLICANT: GWR Properties LLC OWNER:** Same PREMISES AFFECTED: 3637 N. Sheffield Avenue SUBJECT: To permit the establishment of residential use (one dwelling unit) below the second floor within an existing 6 story rooftop club house.

### 207-10-Z **ZONING DISTRICT: B3-3 WARD:44**

**APPLICANT: GWR Properties LLC** 

**OWNER:** Same

PREMISES AFFECTED: 3637 N. Sheffield Avenue

SUBJECT: To permit the establishment of a proposed one story rear addition whose rear yard shall be zero instead of 30' on floors containing dwelling units for a rooftop club house.

### **ZONING DISTRICT: B3-2 WARD:47** 208-10-S

APPLICANT: Oizhi Guo

**OWNER:** Pradit Chaiyakam

PREMISES AFFECTED: 3805-07 N. Ashland Avenue

SUBJECT: To permit the expansion of a massage facility which will include facials, waxing and nail care.

209-10-S **ZONING DISTRICT: B3-1 WARD:26** APPLICANT: P.A. Staffing Service of Illinois, Inc. **OWNER:** Chicago Trust Co. / Jesus Padilla PREMISES AFFECTED: 3520 W. Fullerton SUBJECT: To permit the establishment of a proposed day laborer establishment.

210-10-S

### **ZONING DISTRICT:** C1-2 **WARD:22**

**APPLICANT:** Lourdes Acosta

**OWNER:** Sparrer Sausage Co.

PREMISES AFFECTED: 4300 W. Ogden Avenue

SUBJECT: To permit the establishment of a proposed bus turn around service and parking (a major utility).

211-10-SZONING DISTRICT: B3-1WAAPPLICANT: Carleen ClayOWNER: Lynn BagleyPREMISES AFFECTED: 1232 W. 103rd StreetSUBJECT: To permit the establishment of a proposed beauty salon.

# 212-10-SZONING DISTRICT:B2-2 / B3-3WARD:29APPLICANT: House of MiraclesOWNER: SamePREMISES AFFECTED: 5301-15 W. Madison StreetSUD EXEMPTE: The state of the stat

# SUBJECT: To permit the establishment of a proposed 400 seat religious facility.

# 213-10-SZONING DISTRICT: DX-7WARD:2

APPLICANT: Harrison Wells Partners, LLC

**OWNER:** Same

PREMISES AFFECTED: 610-50 S. Wells Street

**SUBJECT:** To permit the establishment of a proposed non-accessory parking lot for 218 parking spaces.

# 214-10-ZZONING DISTRICT: RT-4WARD:32

APPLICANT: Sally Wilcock

**OWNER:** Same

PREMISES AFFECTED: 2021 W. Webster Avenue

**SUBJECT:** To permit the establishment of a proposed two story and second floor addition whose front yard shall be 9'-8" instead of 20', the combined side yards shall be 1'-10" (zero on the west and 1'-10" on the east), the rear yard shall be 11'-3" instead of 21.36'.

# **215-10-S ZONING DISTRICT:**B3-1 **WARD:23**

APPLICANT: Mark and Linda Stone

**OWNER:** Same

PREMISES AFFECTED: 5181 S. Archer Avenue

**SUBJECT:** To permit the proposed expansion of the rear one dwelling unit building with an addition of a 2nd floor dormer and the expansion into the basement of the rear building.

216-10-S

ZONING DISTRICT:B3-2

APPLICANT: Clark-Devon Hardware Company, Inc.

**OWNER:** Kenneth and Edward Walchak

PREMISES AFFECTED: 6416-34 N. Clark Street

**SUBJECT:** To permit the establishment of a proposed off-site accessory parking lot to serve the hardware store located at 6401 N. Clark street.

**WARD:40** 

# APPLICANT: Glenn L. Glass OWNER: Same PREMISES AFFECTED: 5425 S. Pulaski Road SUBJECT: To permit the establishment of a proposed fast food establishment with a drive through facility.

**ZONING DISTRICT:**B3-1

# **218-10-Z ZONING DISTRICT:** RT-4 WARD:48

APPLICANT: North Side Federal Savings and Loan Association of Chicago
OWNER: Same
PREMISES AFFECTED: 1475 W. Foster Avenue
SUBJECT: To permit the establishment of an existing accessory parking lot whose front yard shall be 6' instead of 20'.

# **219-10-Z ZONING DISTRICT:** RS-3 **WARD:32**

**APPLICANT:** Jeffrey R. Boyle

**OWNER:** Same

217-10-S

PREMISES AFFECTED: 1719 W. Altgeld

**SUBJECT:** To permit the establishment of a proposed two story addition to an existing single family residence which shall require a 15% increase of the area which existed 50 years prior to the passage of this code.

# 220-10-ZZONING DISTRICT: RS-3WARD:45

**APPLICANT:** Brennan Kenneally

**OWNER:** Same

PREMISES AFFECTED: 5719 N. Major Avenue

**SUBJECT:** To permit the establishment of a proposed covered front porch which will require a front yard setback of 16.6' instead of 19.8'.

# **221-10-S ZONING DISTRICT:** B3-1 **WARD:23**

APPLICANT: Sabriu, LLC dba Salon Blu
OWNER: MBS Petroleum, Inc.
PREMISES AFFECTED: 6434 W. Archer Avenue
SUBJECT: To permit the establishment of establish a proposed beauty salon.

# **222-10-S ZONING DISTRICT:** B3-5 WAR

**APPLICANT:** Wrigleyville Hotel Co.

**OWNER:** Same

PREMISES AFFECTED: 3469-75 N. Clark Street

**SUBJECT:** To permit the establishment of a proposed hotel with 18 to 42 guest rooms and a 4th floor addition, within an existing 3 story building.

WARD:44

**WARD:23** 

## 4

**CIRCUIT COURT REMAND** 

361-08-A **WARD: 32 APPLICANT:** Thomas J. Walsh **OWNER:** U.S. Equities Realty **PREMISES AFFECTED:** 939 W. North Avenue SUBJECT: Remand from the Circuit Court of Cook County for the establishment of an off-premise sign.

APPLICANT: Kidd Joe's Tatcave, LLC **OWNER:** Evripidis Gogos PREMISES AFFECTED: 3629 N. Harlem Avenue SUBJECT: To permit the establishment of a proposed tattoo parlor.

**ZONING DISTRICT:**B3-1 226-10-S

**APPLICANT:** Belmont Bank & Trust

**OWNER:** 5454 W. Belmont, LLC

PREMISES AFFECTED: 5452-58 W. Belmont

**SUBJECT:** To permit the establishment of a proposed financial institution(bank) with a drive through facility.

**ZONING DISTRICT:**B3-1

within a 3 story, four dwelling unit building.

PREMISES AFFECTED: 4800-02 S. Seeley Avenue SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to permit the establishment of the addition of two dwelling units. There is currently an existing tavern and hall

**ZONING DISTRICT: RS-3** 225-10-A **WARD:12 APPLICANT:** Jesus and Mercedes Prado

SUBJECT: To permit the establishment of a proposed 4th floor addition and open porch whose front yard shall be 7.74' instead of 19.98', the combined side yards shall be 4.55' (0.72' on the north and 3.83' on the south) and to increase the height of the building to 33'.

**ZONING DISTRICT: B3-1 WARD:37** 224-10-Z APPLICANT: Potpourri Furniture Liquidators Inc. DBA Landmark Deli & Restaurant

**OWNER:** Same

**OWNER:** Same

227-10-S

**OWNER:** Same

223-10-Z

**APPLICANT:** Mark & Leah Clements

PREMISES AFFECTED: 5200 W. Chicago Avenue SUBJECT: To permit the establishment of a proposed public place of amusement license within 125'

PREMISES AFFECTED: 3737 N. Marshfield Avenue

of an RS-3 zoning district.

# **ZONING DISTRICT:** RS-3

**WARD:47** 

**WARD:38** 

**WARD:36** 

# 2:00 P.M.

228-10-S **ZONING DISTRICT:**B3-1 **WARD:45 APPLICANT:** Thomas R. Trier **OWNER:** Milton Alexakos **PREMISES AFFECTED:** 5721 N. Central Avenue SUBJECT: To permit the establishment of a proposed tavern. **ZONING DISTRICT:** RT-4 229-10-Z **WARD:44 APPLICANT:** Andrew Ahitow **OWNER:** Same **PREMISES AFFECTED:** 1144 W. Newport Avenue SUBJECT: To permit the establishment of a proposed 3rd floor addition to an existing town home whose rear wall facing the west side wall of another town home shall be zero instead of 12'. **ZONING DISTRICT: PMD # 8 WARD:11** 230-10-S APPLICANT: Vulcan Materials Co. **OWNER:** Michael Vanek PREMISES AFFECTED: 3920 S. Loomis SUBJECT: To permit the establishment of a proposed outdoor reprocessable construction / demolition material facility. **ZONING DISTRICT:**B3-3 231-10-S WARD:3 **APPLICANT: JR113 OWNER:** East Lake Management & Development Corp. / 7836 S. Shore Dr. Building Corp. PREMISES AFFECTED: 113 E. 47th Street SUBJECT: To permit the establishment of a proposed tavern. 232-10-Z **ZONING DISTRICT: RS-3 WARD:11** APPLICANT: Xiao Yan Xie **OWNER:** Same **PREMISES AFFECTED:** 2865 S. Farrell Street SUBJECT: To permit the proposed expansion of the rear residential building with a second floor dormer addition whose rear yard shall be 5'-1" instead of 34.2'. **ZONING DISTRICT:**B3-1 **WARD:34** 233-10-S

APPLICANT: Juanita Reed OWNER: Tressia Burks PREMISES AFFECTED: 1405 W. 111th Street SUBJECT: To permit the establishment of a proposed beauty/ nail salon.

**OWNER:** Fgw Realty Group Inc. PREMISES AFFECTED: 1610 E. 86th Place SUBJECT: To permit the establishment of a proposed beauty salon. **ZONING DISTRICT: B3-2 WARD:14** 235-10-S APPLICANT: Anayeli Saucedo **OWNER:** Jose G. Padilla **PREMISES AFFECTED:** 4136 S. Archer Avenue **SUBJECT:** To permit the establishment of a proposed nail / beauty salon. **ZONING DISTRICT: B3-2 WARD:44** 236-10-S **APPLICANT:** European Beauty Concepts, LLC **OWNER:** Belmont- Clark Partners PREMISES AFFECTED: 3182 N. Clark Street SUBJECT: To permit the establishment of a proposed beauty salon. 238-10-S **ZONING DISTRICT: DR-5** WARD:2 **APPLICANT:** Catholic Bishop of Chicago **OWNER:** Same PREMISES AFFECTED: 1529 S. Wabash SUBJECT: To permit the establishment of a proposed required off site accessory parking lot to serve a church and school located at 1500 S. Michigan Avenue **ZONING DISTRICT: DR-5** 239-10-Z WARD:2 **APPLICANT:** Catholic Bishop of Chicago **OWNER:** Same PREMISES AFFECTED: 1529 S. Wabash SUBJECT: To permit the establishment of a proposed parking lot whose front yard shall be 12.9' instead of 20'. **ZONING DISTRICT: DR-5** 240-10-Z WARD:2 **APPLICANT:** Catholic Bishop of Chicago **OWNER:** Same

**ZONING DISTRICT: B3-2** 

APPLICANT: I'm Finally Pleased / Eleanor D. Crawford

WARD:8

PREMISES AFFECTED: 1500 S. Michigan Avenue

234-10-S

**SUBJECT:** To permit the establishment of A proposed 3 story school whose front yard shall be zero instead of 15' and the rear yard shall be zero instead of 50 feet.

241-10-S

ZONING DISTRICT:C1-1

WARD:35

APPLICANT: Kimball and Belmont LLC OWNER: Same PREMISES AFFECTED: 3200 N. Kimball/ 3400 W. Belmont SUBJECT: To permit the establishment of a proposed one story addition (mini-mart) to an existing gas station.

# 242-10-ZZONING DISTRICT: RM-5WARD:4

APPLICANT: Conrad Yun OWNER: Same

**PREMISES AFFECTED:** 5105 S. Kimbark

**SUBJECT:** To permit the establishment of a proposed front yard parking space, on a substandard lot (120') which has no access to an alley, whose front yard shall be reduced to 15' instead of 20'.

# 243-10-Z ZONING DISTRICT: RM 4.5 WARD:40

APPLICANT: Armand Candea

**OWNER:** Shirley and Robert Nitzu

PREMISES AFFECTED: 5007 N. California Avenue

**SUBJECT:** To permit the establishment of the proposed subdivision of a zoning lot. The building which will remain shall have a north and south side yard of zero instead of 2.4' each, the combined side yards shall be zero instead of 6'.

# 244-10-SZONING DISTRICT:B3-3WARD:35

APPLICANT: Barbara & Barbara Inc.

**OWNER:** Basil Rihani

PREMISES AFFECTED: 3131 W. Logan Blvd. Store B

**SUBJECT:** To permit the establishment of a proposed beauty salon.

# 245-10-ZZONING DISTRICT :RM-6WARD:46

APPLICANT: CM21, LLC

**OWNER:** Same

PREMISES AFFECTED: 1470-72 W. Carmen

**SUBJECT:** To permit the establishment of a proposed 6th and 7th floor addition whose front yard shall be 12.44 instead of 20', the east yard shall be zero instead of 5', the rear yard setback shall be zero instead of 38.67' and to eliminate one required loading berth.

# 246-10-SZONING DISTRICT:C3-2WARD:47

APPLICANT: Gene's Sausage Shop & Delicatessen Inc.

**OWNER:** Same

PREMISES AFFECTED: 4750 N. Lincoln Avenue

**SUBJECT:** To permit the establishment of a proposed rooftop patio to serve an existing retail/ deli shop.

## **ZONING DISTRICT:** RM 4.5

WARD:1

APPLICANT: John Helmerci

**OWNER:** Same

247-10-Z

PREMISES AFFECTED: 1348 N. Leavitt Street

**SUBJECT:** To permit the establishment of the proposed addition of brick face to an existing walls which will result in a 9'-8" front yard instead of 15', the north side shall be  $10^{3}$ /4", the south side shall be 1'-8.5".

# **CONTINUANCES**

# **168-10-Z ZONING DISTRICT:** RT-4 / RM-5 **WARD: 27**

APPLICANT: Chicago Transit Authority

**OWNER:** Chicago Transit Authority / City of Chicago c/o Chicago Department of Transportation **PREMISES AFFECTED:** 321 W. Hill Street

**SUBJECT:** To permit the establishment of a proposed one story sub-station (minor utility) whose front yard shall be 6' instead of 14'-2" and the rear yard shall be zero instead of 35.4'.

# 491-09-AZONING DISTRICT: RM-5WARD:43

**APPLICANT:** Feejill Builders Inc.

**OWNER:** Same

PREMISES AFFECTED: 927-29 W. Montana

**SUBJECT:** An appeal from the decision of the office of the Zoning Administrator in refusing to allow the reduction of the drive aisles from 22' to 16' for an 8 dwelling unit building. The building was built contrary to the permit. The applicant added two garages instead of a parking pad and made the aisles not code compliant. The 3 parking spaces in the building were not approved with a permit.

# 492-09-ZZONING DISTRICT: RM-5WARD:43

**APPLICANT:** Feejill Builders Inc.

**OWNER:** Same

PREMISES AFFECTED: 927-29 W. Montana

**SUBJECT:** A proposed 8 dwelling unit building whose rear yard open space shall be 149 square feet instead of 305 square feet. This is a self created hardship when the applicant built two garages contrary to permit.

# 41-10-A ZONING DISTRICT: DX-5 WARD:2

**APPLICANT:** North Shore Outdoor, LLC

## **OWNER:**

PREMISES AFFECTED: 601 N. Wells

**SUBJECT:** An appeal from the decision of the office of the Zoning Administrator in refusing to allow the establishment of an off-premise free standing advertising sign at a height of 40' above grade. The sign contains 378 square feet. There is no permit for the erection of this sign. In DX districts the maximum height of a free standing sign is 24 feet.

50-10-AZONING DISTRICT:M1-2WARD:24APPLICANT: Juan Jose JuarbeOWNER: SamePREMISES AFFECTED: 3116 W. Fillmore StreetSUBJECT: An appeal from the decision of the Zoning Administrator in refusing to allow the expansionof dwelling units in a manufacturing district

# 148-10-AZONING DISTRICT: RS-3WARD:15

APPLICANT: Rogelio Navarette

**OWNER:** Same

PREMISES AFFECTED: 6400 S. California Avenue

**SUBJECT:** An appeal from the decision of the office of the Zoning Administrator in refusing to allow three dwelling units to be established in an RS-3 zoning district. There is no evidence on file which supports the claim for a lawful 3 dwelling units one located within the basement.

# ZONING DISTRICT: RS-3 WARD:31

**APPLICANT:** Antonio Torres

**OWNER:** Same

153-10-Z

PREMISES AFFECTED: 2447 N. Long Avenue

**SUBJECT:** To permit the establishment of the proposed 4th floor addition whose area shall be increased by not more than 15% of the area of the building which existed before the passage of this ordinance; the north side yard shall be 1'-2" instead of 2'-4", to increase the height to 33' instead of 30'.

# 156-10-Z

**ZONING DISTRICT:** RT-4

WARD:4

APPLICANT: Edward J. S. Lin

**OWNER:** Same

PREMISES AFFECTED: 5458 S. Dorchester

**SUBJECT:** To permit the establishment of a rear enclosed porch addition to have a rear yard of 5.9' instead of 23.4', the south side yard shall be 2'-9", to exceed the 1.2 floor area ratio for the porch enclosure only ( 378 square feet) and to reduce the rear yard open space to 77 square feet.

167-10-S

# ZONING DISTRICT:B1-2

WARD:43

APPLICANT: 667 West Diversey LLC

**OWNER:** Same

PREMISES AFFECTED: 667 W. Diversey

**SUBJECT:** To permit the establishment of a proposed 2 story grocery store and required non-accessory parking. The building is to be located on a pedestrian street.