CITY OF CHICAGO
ZONING BOARD OF APPEALS
PUBLIC HEARING
FRIDAY- January 15, 2010
121 N. LaSalle Street- Room 200

01-10-S ZONING DISTRICT:B3-2 WARD:18
APPLICANT: Area Wide 79th & Western LLC
OWNER: Same
PREMISES AFFECTED: 7919-25 S. Western / 2328-54 W. 79th Place
SUBJECT: A proposed drive thru facility for a fast food restaurant.

02-10-S ZONING DISTRICT:DX-7 WARD:42
APPLICANT: 530 N. LaSalle, LLC
OWNER: LaSalle and Grand LLC
PREMISES AFFECTED: 530 N. LaSalle
SUBJECT: A proposed drive thru facility for a fast food restaurant.

03-10-S ZONING DISTRICT:DX-7 WARD:42
APPLICANT: 530 N. LaSalle LLC
OWNER: LaSalle and Grand LLC
PREMISES AFFECTED: 530 N. LaSalle Street
SUBJECT: A non-accessory parking lot to serve 12 private passenger vehicles outside of the Central Area Parking District.

04-10-Z ZONING DISTRICT:RS-3 WARD:37
APPLICANT: G.I.A Management, Inc.
OWNER: Catalina Sanchez
PREMISES AFFECTED: 2206 N. Menard
SUBJECT: A proposed 2 dwelling unit building whose front yard shall be 1.84' instead of 20'; the north yard shall be 1.95' instead of 2' and the combined side yards shall be 5'.

05-10-Z ZONING DISTRICT:RS-3 WARD:40
APPLICANT: Chicago Title and Trust # 10-1645
OWNER: Same
PREMISES AFFECTED: 6301-03 N. Wayne / 1314-16 W. Rosemont
SUBJECT: To establish a proposed front open deck and 3 proposed balconies on a 3 story building whose front yard, facing Wayne Street, shall be zero instead of 15'; the north side yard shall be zero instead of 5.12' and the combined side yards shall be zero instead of 12.8'.
6-10-Z  
ZONING DISTRICT: RM-5  
WARD: 44
APPLICANT: 720 W. Buckingham Inc.  
OWNER: Same  
PREMISES AFFECTED: 720 W. Buckingham Place  
SUBJECT: The reduction of 11 dwellings to 8 dwelling units whose west yard shall be zero instead of 4.3', the east side yard shall be 2'-10", the combined side yards shall be 2'-10", the rear yard shall be 3'-1" instead of 39.38' and the rear yard open space shall be 217 square feet instead of 415 square feet.

07-10-Z  
ZONING DISTRICT: B3-2  
WARD: 43
APPLICANT: Wendy Gill  
OWNER: Same  
PREMISES AFFECTED: 2222 N. Geneva Terrace  
SUBJECT: A proposed 3rd floor addition whose rear yard shall be zero instead of 30', on floors containing residential use.

08-10-A  
ZONING DISTRICT: B3-2  
WARD: 1
APPLICANT: Fuel Outdoor LLC  
OWNER: Alexsandra Rodgers  
PREMISES AFFECTED: 1656 W. Division  
SUBJECT: To allow a wall mount off premise advertising sign which has been erected without a permit. The sign measures 24 square feet and is 5 feet above grade. There is a second off-premise sign, not erected without a permit, within 300. 17-12-1006-H (1) states: New off-premise signs proposed in B or C districts are prohibited within 300 feet of any other off-premise sign located on the same side of the street. The Zoning Administrator maintains both signs are illegal because they were erected without permits and are not allowed because they are within 300' of each other.

09-10-A  
ZONING DISTRICT: B3-2  
WARD: 1
APPLICANT: Fuel Outdoor, LLC  
OWNER: Same  
PREMISES AFFECTED: 1656 W. Division  
SUBJECT: To allow a wall mount off premise advertising sign which has been erected without a permit. The sign measures 24 square feet and is 5 feet above grade. There is a second off-premise sign, not erected without a permit, within 300. 17-12-1006-H (1) states: New off-premise signs proposed in B or C districts are prohibited within 300 feet of any other off-premise sign located on the same side of the street. The Zoning Administrator maintains both signs are illegal because they were erected without permits and are not allowed because they are within 300' of each other.
10-10-S  
APPLICANT: Enhui Yang  
OWNER: Blanca Aguilera  
PREMISES AFFECTED: 3128 N. Lincoln Avenue  
SUBJECT: To establish a massage establishment.

11-10-S  
APPLICANT: Nail Pallet, Inc  
OWNER: Joseph & Reza Toulbi  
PREMISES AFFECTED: 5205 N. Clark  
SUBJECT: To establish a nail salon.

12-10-Z  
APPLICANT: Quentin Delgado  
OWNER: Same  
PREMISES AFFECTED: 3861 N. Oak Park Avenue  
SUBJECT: A proposed second floor addition whose south side yard shall be 1.0' instead of 4.68', with combined side yards of 14.06'.

13-10-A  
APPLICANT: Saul Vazquez  
OWNER: Same  
PREMISES AFFECTED: 915 W. 32nd Street  
SUBJECT: To allow the establishment of 6 dwelling unit in an RS-3. City records (1977 permit) show there was a store on the 1st floor front of the building. The applicant wishes to substitute a dwelling unit for a commercial unit.

14-10-A  
APPLICANT: Raymond Lindt, Robert Groebner  
OWNER: Same  
PREMISES AFFECTED: 1916 W. Fletcher  
SUBJECT: To allow the expansion of a rear non-conforming unit by adding parking spaces which will increase the height of the rear building from 27'-10" to 32'-6".

15-10-A  
APPLICANT: Calumet River Terminal Inc. PMD # 6  
OWNER: Same  
PREMISES AFFECTED: 10740 S. Burley  
SUBJECT: To appeal the decision of the Zoning Administrator which determined the applicant's use to be a motor freight terminal. The applicant believes the use is a warehouse and freight movement. The applicant and his counsel previously requested a use as a freight terminal.
16-10-S  ZONING DISTRICT:C1-2  WARD:12
APPLICANT: McDonald's Corporation
OWNER: Same
PREMISES AFFECTED: 2609 S. Kedzie
SUBJECT: A proposed fast food restaurant with drive thru facility.

17-10-S  ZONING DISTRICT:B3-1  WARD:34
APPLICANT: Family Wine & Spirits, LLC
OWNER: H Squared Investments, LLC
PREMISES AFFECTED: 11641 S. Halsted
SUBJECT: A proposed liquor store.

18-10-A  ZONING DISTRICT:RT-4  WARD:49
APPLICANT: 7634-36 N. Greenview, LLC
OWNER: Same
PREMISES AFFECTED: 7634-36 N. Greenview
SUBJECT: To allow 8 dwellings units to be established. The Department of Water record from 1947 states seven dwelling units.

19-10-S  ZONING DISTRICT:B3-2  WARD:46
APPLICANT: Kenneth Bui
OWNER: LaSalle National Bank & Trust ATUT 115338
PREMISES AFFECTED: 650 W. Cornelia Avenue
SUBJECT: To establish a nail salon.

20-10-A  ZONING DISTRICT:RS-3  WARD:11
APPLICANT: Yuen Mei Moy
OWNER: Same
PREMISES AFFECTED: 2859 S. Emerald
SUBJECT: To allow 6 dwelling units in an RS-3. The building contained a commercial unit which they wish to convert to a 6th dwelling unit.
21-01-S  ZONING DISTRICT:B3-1  WARD:1
APPLICANT: Surestaff, Inc.
OWNER: Nodarse Investments, Inc.
PREMISES AFFECTED: 2084 N. Milwaukee Avenue
SUBJECT: The establishment of a day labor business.

22-10-Z  ZONING DISTRICT:RS-3  WARD:22
APPLICANT: Annabella Robles
OWNER: Same
PREMISES AFFECTED: 2658 S. Ridgeway
SUBJECT: Proposed street access from 27th Street because a utility pole blocks the alley access.

23-10-A  ZONING DISTRICT:B3-1  WARD:31
APPLICANT: Marian Zochowski
OWNER: Same
PREMISES AFFECTED: 3016 N. Pulaski Road
SUBJECT: To allow a non-accessory garage to be used as a contractor office with storage.
2:00 P.M.

24-10-S  ZONING DISTRICT: RS-3  WARD: 40  
APPLICANT: Holy Nativity Romanian Orthodox Church  
OWNER: Same  
PREMISES AFFECTED: 5816-26 N. Mozart  
SUBJECT: A proposed off-site parking accessory parking lot to serve the church at 2804-24 W. Ardmore.

25-10-Z  ZONING DISTRICT: RS-3  WARD: 40  
APPLICANT: Holy Nativity Romanian Orthodox Church  
OWNER: Same  
PREMISES AFFECTED: 5816-26 N. Mozart  
SUBJECT: A proposed off-site accessory parking lot whose front yard shall be zero instead of 20' and to waive the landscape requirement.

26-10-A  ZONING DISTRICT: RS-3  WARD: 40  
APPLICANT: Holy Nativity Romanian Orthodox Church  
OWNER: Same  
PREMISES AFFECTED: 5816-26 N. Mozart  
SUBJECT: To allow a driveway at a street where an alley exist and should serve as the means of egress.

27-10-S  ZONING DISTRICT: RS-3  WARD: 40  
APPLICANT: Holy Nativity Romanian Orthodox Church  
OWNER: Stephen T. Mather High School  
PREMISES AFFECTED: 5835 N. Lincoln Avenue  
SUBJECT: A proposed off-site accessory parking lot in a high school.

28-10-S  ZONING DISTRICT: B3-2  WARD: 44  
APPLICANT: Southport Salon Concepts, LLC  
OWNER: Hourglass, LLC  
PREMISES AFFECTED: 3435 N. Southport Avenue  
SUBJECT: The establishment of a beauty salon.

29-10-Z  ZONING DISTRICT: C1-3  WARD: 14  
APPLICANT: Abigail Carrillo  
OWNER: Victor Vasquez  
PREMISES AFFECTED: 4233 S. Archer Avenue  
SUBJECT: To permit the reduction of one required parking space for a dry cleaner.
30-10-A  ZONING DISTRICT:B3-2  WARD:44
APPLICANT: Northern Media Inc.
OWNER: Joe Shanahan
PREMISES AFFECTED: 3730 N. Clark Street (North Facade)
SUBJECT: To allow two off premise signs to be established which were erected without permits. The applicant wants to erect a 675 square foot banner sign.

31-10-A  ZONING DISTRICT:B3-2  WARD:44
APPLICANT: Northern Media Inc.
OWNER: Joe Shanahan
PREMISES AFFECTED: 3730 N. Clark Street (South Facade)
SUBJECT: To allow two off premise signs to be established which were erected without permits. The applicant wants to erect a 675 square foot sign banner sign.

32-10-S  ZONING DISTRICT:C1-2  WARD:32
APPLICANT: Jodi Development, LLC
OWNER: Same
PREMISES AFFECTED: 1627 N. Wolcott Avenue
SUBJECT: A 4 story single family residence with residential use below the second floor. The building was constructed with commercial unit on the 1st floor which is now being converted into part of the dwelling unit.

33-10-Z  ZONING DISTRICT:C1-2  WARD:32
APPLICANT: Jodi Development, LLC
OWNER: Same
PREMISES AFFECTED: 1627 N. Wolcott Avenue
SUBJECT: The establishment of a 4 story single family residence whose height shall be 46.7' instead of 45'.

34-10-A  ZONING DISTRICT:RS-1  WARD:4
APPLICANT: Sandra & James Reynolds
OWNER: Same
PREMISES AFFECTED: 4923 S. Kimbark Avenue
SUBJECT: To allow the establishment of a dwelling unit in a rear building. The 1948 water record states the rear is "vacant".

35-10-Z  ZONING DISTRICT:RS-3  WARD:47
APPLICANT: Michael Balcsik
OWNER: Same
PREMISES AFFECTED: 4843 N. Paulina
SUBJECT: A proposed rear one story addition to a 2 story single family residence. The north side shall be .11' and the south side yard shall be 9.63'.
36-10-Z  ZONING DISTRICT: RT-4  WARD: 43
APPLICANT: Ogden Partners Inc.
OWNER: Peerless Confection Company
PREMISES AFFECTED: 2711 N. Lakewood Avenue
SUBJECT: A proposed 2 story single family residence whose front yard shall be 5' instead of 5'-4", the rear yard shall be 3' instead of 12'-6", the combined side yards shall be 6' (3' on the north and 3' on the south) instead of 16'.

37-10-Z  ZONING DISTRICT: B2-3  WARD: 43
APPLICANT: Ogden Partners Inc.
OWNER: Peerless Confection Company
PREMISES AFFECTED: 2753 N. Lakewood Avenue
SUBJECT: A proposed 4 story 14 dwelling unit building with a commercial unit whose rear yard set back shall be 6" instead of 30'.

38-10-Z  ZONING DISTRICT: RS-3  WARD: 45
APPLICANT: 5020 W. Cullom
OWNER: Same
PREMISES AFFECTED: 5020 W. Cullom
SUBJECT: To permit proposed parking in the required side yards and an open rear porch whose west side yard shall be zero instead of 2' and to reduce the open space to zero instead of 450 square feet.

39-10-A  ZONING DISTRICT: B3-1  WARD: 45
APPLICANT: Asheli, LLC
OWNER: Same
PREMISES AFFECTED: 4527-31 W. Lawrence Avenue
SUBJECT: To allow the subdivision of an improved zoning lot. The lot contains a single family residence at the front and a car wash at the rear. The house and carwash are owned by two different parties.

40-10-S  ZONING DISTRICT: DX-5  WARD: 27
APPLICANT: Code of Conduct One, LLC
OWNER: Fox Partnership, LLC
PREMISES AFFECTED: 1021 S. State Street
SUBJECT: To permit a proposed body art service.

41-10-A  ZONING DISTRICT: DX-5  WARD: 2
APPLICANT: North Shore Outdoor, LLC
OWNER:
PREMISES AFFECTED: 601 N. Wells
SUBJECT: 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.
CONTINUANCE

290-09-S  
ZONING DISTRICT: B3-2  
WARD: 28
APPLICANT: Marantha CDC
OWNER: Marantha CDC
PREMISES AFFECTED: 160 N. Cicero
SUBJECT: A proposed religious facility.

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.

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 sign face but allowed a double face.

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.