

CITY OF CHICAGO
ZONING BOARD OF APPEALS
PUBLIC HEARING, FRIDAY, JULY 17, 2009, Room 200
City Council Chamber, 121 N. LaSalle Street
9:00 A.M.

- 245-09-S Map 11-L B3-1 Community Shopping Line No.: 128
Applicant - 4409 North Central Avenue, LLC Ward: 45
Owner - Same
Premises affected - 4409 N. Central 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 gasoline service station in a B3-1 Community Shopping District.
- 246-09-Z Map 11-L B3-1 Community Shopping Line No.: 129
Applicant - 4409 North Central Avenue, LLC Ward: 45
Owner - Same
Premises affected - 4409 N. Central Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B3-1 Community Shopping District, a proposed gasoline service station whose minimum lot size is 14,861 sq. ft. instead of 20,000 sq. ft.
- 247-09-Z Map 5-G RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 249
Applicant - Middlefork Capital, LLC Ward: 43
Owner - Same
Premises affected - 1705 N. Dayton Street
Subject - 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 3-story single family residence whose combined side yards shall be zero on the south and 2' on the north and the rear yard shall be 12' instead of 34.86'.
- 248-09-S Map 13-I B3-2 Community Shopping Line No.: 161
Applicant - Beauty Secret Salon and Spa Ward: 40
Owner - Antoin Youhanaeshagh
Premises affected - 2463 W. Foster 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 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.
- 249-09-A Map 11-I RS-3 Residential Single-Unit (Detached House) Line No.: 233
Applicant - Claudia Mosier Ward: 47
Owner - Michael Sheeby
Premises affected - 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 may move to independent living. The applicant's stated goal is to move its clients from the residence and is therefore a temporary residential living arrangement in an RS-3 Residential Single-Unit (Detached House) District.

- 250-09-S Map 28-E B3-2 Community Shopping Line No.: 208
Applicant - Pullman Suites L.P. Ward: 9
Owner - Same
Premises affected - 15 E. 112th Place
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 5-story 60 unit senior house with required 20 parking spaces, 5 bicycle spaces and one 10' x 25' loading berth in a B3-2 Community Shopping District.
- 251-09-A Map 6-F RS-3 Residential Single-Unit (Detached House) Line No.: 174
Applicant - Ted Mark Ward: 11
Owner - Same
Premises affected - 2800 S. Wallace Street
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the applicant to substitute a commercial unit for residential unit on the 1st floor on front in a 6 dwelling unit 3-story building in an RS-3 Residential Single-Unit (Detached House) District.
- 252-09-Z Map 5-G RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 175
Applicant - Craig Vodnik Ward: 43
Owner - Same
Premises affected - 1959 N. Sheffield Avenue
Subject - 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 3-story addition and 3-story rear porch whose side yards shall be 3.43', north side yard shall be 10.35', south side yard shall be 3'-1" with neither yard less than 2'.
- 253-09-S Map 3-M C2-2 Motor Vehicle-Related Commercial Line No.: 176
Applicant - United States Cellular Operating Company of Chicago, LLC Ward: 29
Owner - Michael Greene
Premises affected - 5920 W. Chicago 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 75' wireless communication monopole in a C2-2 Motor Vehicle-Related Commercial District.
- 254-09-A Map 10-I RS-3 Residential Single-Unit (Detached House) Line No.: 177
Applicant - Miquel Calvo Ward: 14
Owner - Same
Premises affected - 4357 S. Troy Street/3124 W. 44th Street
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 6 dwelling unit to be established in an RS-3 Residential Single-Unit (Detached House) District. A 1953 Department of Water records shows only 5 dwelling unit (one on the 1st floor rear).

- 255-09-A Map 10-H RS-3 Residential Single-Unit (Detached House) Line No.: 178
Applicant - Aureliano and Emiliano Aranda Ward: 20
Owner - Same
Premises affected - 1824 W. 46th Street
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of 7 dwelling units in an existing 3-story building in an RS-3 Residential Single-Unit (Detached House) District. The Zoning Administrative reviewed permits #96023141 and 661422 which stated 3 dwelling units and maintains that number of dwelling units is correct.
- 256-09-Z Map 16-G RS-3 Residential Single-Unit (Detached House) Line No.: 185
Applicant - Jatin Patel Ward: 17
Owner - Same
Premises affected - 6701 S. Sangamon Street
Subject - 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 open porch whose combined side yards shall be zero instead of 5.85'.
- 257-09-Z Map 3-H RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 190
Applicant - 1009 N. Oakley, Inc. Ward: 32
Owner - Same
Premises affected - 1009-11 N. Oakley Boulevard
Subject - 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 3-story rear porch whose combined side yards shall be zero instead of 10', to exceed the existing floor area by not more than 15% (723 sq. ft.) of the existing area which existed 50 years ago.
- 258-09-Z Map 7-I M1-1 Limited Manufacturing/Business Park Line No.: 191
Applicant - Denali Spectrum Operations LLC d/b/a Cricket Communications Ward: 35
Owner - Michael Goldstein, Gold Realty Group
Premises affected - 2814 N. California Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in a M1-1 Limited Manufacturing/Business Park District, an existing monopole wireless communication facility to have a front set back of 6.2' instead of 20' in order to allow a 10 foot addition to a 60 foot monopole.
- 259-09-S Map 6-J B3-1 Community Shopping Line No.: 192
Applicant - Miriam Gozalez d/b/a Miriam Conceptos y Estilos Ward: 22
Owner - Flores del Matador, LLC
Premises affected - 2500 S. Sawyer 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 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.

- 260-09-A Map 5-F RM-5 Residential Multi-Unit Line No.: 203
Applicant - William J. Barry Ward: 43
Owner - Same
Premises affected - 227-31 W. Menomonee Street
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 4 dwelling unit building to be converted to 5 dwelling units while reducing 5 existing parking spaces to 4 parking spaces in an RM-5 Residential Multi-Unit District.
- 261-09-A Map 15-G RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 194
Applicant - Patrick Nolan and Sheila Sheridan Ward: 48
Owner - Same
Premises affected - 1281-83 W. Early Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 4 dwelling units to be established and to permit two means of egress into the basement storage area in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District.
- 262-09-A Map 3-H B1-2 Neighborhood Shopping Line No.: 196
Applicant - Brent Norsman Ward: 1
Owner - Same
Premises affected - 1373-75 N. Milwaukee Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow retail, offices and 5 dwelling units to be combined into one building in a B1-2 Neighborhood Shopping District. Two separate buildings had permits showing 2 dwelling units and 3 dwelling units but as non-conforming buildings. Combining the two non-conforming buildings violates the current bulk standards in a B1-2 district.
- 263-09-S Map 3-H B3-2 Community Shopping Line No.: 197
Applicant - Floyd's 99-Illinois, LLC Ward: 1
Owner - The Milwood Group, c/o Robert Stiebel
Premises affected - 1409 N. Milwaukee 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 barber shop within 1,000 linear feet of another barber shop, beauty salon, nail salon or similar use in a B1-2 Neighborhood Shopping District.
- 264-09-Z Map 9-G RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 200
Applicant - Jeanne Cullen and Jeff Ramsey Ward: 44
Owner - Same
Premises affected - 3634 N. Lakewood Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 2 ½-story family residence whose front yard shall be 6'-9 ½ " instead of 14.83' and the combined side yards shall be 3'-5" instead of 5.13' (2'-9" on the south and 8" on the north).

265-09-S Map 26-G B3-1 Community Shopping Line No.: 201
Applicant - LSE Enterprises, Inc. d/b/a Larry's Barber College Ward: 34
Owner - Eagle Limited Partnership
Premises affected - 10456 S. Halsted Street
Subject - 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 and trade school (barber college) within 1,000 linear feet of another barber shop, beauty salon, nail salon or similar use in a B3-1 Community Shopping District.

266-09-S Map 7-M B3-1 Community Shopping Line No.: 204
Applicant - Peter's One Two Three Lounge, Inc. d/b/a Jedyinka Ward: 31
Owner - Same
Premises affected - 5610 W. Diversey Avenue
Subject - 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 (with live entertainment) in a B3-1 Community Shopping District.

267-09-Z Map 7-M B3-1 Community Shopping Line No.: 205
Applicant - Peter's One Two Three Lounge, Inc. d/b/a Jedyinka Ward: 31
Owner - Same
Premises affected - 5610-22 W. Diversey Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B3-1 Community Shopping District, the expansion of a tavern with public place of amusement license.

268-09-S Map 11-M B3-1 Community Shopping Line No.: 137
Applicant - Veranda, Inc. Ward: 38
Owner - Same
Premises affected - 5700-12 W. Irving Park Road
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 roof-top dining area (outdoor patio) in a B3-1 Community Shopping District.

269-09-S Map 7-M B3-1 Community Shopping Line No.: 138
Applicant - Purodar, Inc. Ward: 30
Owner - Fullerton Parkway, LLC
Premises affected - 5650 W. Fullerton 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 fast food restaurant drive-thru (which will be open 24 hours a day). The Zoning Board of appeals (296-98-S) previously limited hours of operations specifically to be closed from midnight to 6:00am and to have egress from Major Avenue in a B3-1 Community Shopping District.

270-09-Z Map 1-H RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 56
Applicant - John M. Balogh Ward: 1
Owner - Same
Premises affected - 1659 W. Superior Street
Subject - 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 2-story single family residence whose front yard shall be 3'-7" instead of 8.22', the rear yard shall be 14'-1" instead of 19.18' and to eliminate open space instead of 107' sq. ft.

271-09-S Map 2-L B3-2 Community Shopping Line No.: 49
Applicant - The Abundant Life Faith Ministry Ward: 29
Owner - Same
Premises affected - 5080 W. Harrison Street
Subject - 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 with on-site parking in a B3-2 Community Shopping District.

272-09-S Map 2-L M1-2 Limited Manufacturing/Business Park Line No.: 50
Applicant - The Abundant Life Faith Ministry Ward: 29
Owner - DMI Information Processing Center
Premises affected - 5090 W. Harrison Street
Subject - 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 parking lot for 16 private passenger vehicles in a M1-2 Limited Manufacturing/Business Park District.

273-09-Z Map 2-L M1-2 Limited Manufacturing/Business Park Line No.: 51
Applicant - The Abundant Life Faith Ministry Ward: 29
Owner - DMI Information Processing Center
Premises affected - 5090 W. Harrison Street
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an M1-2 Limited Manufacturing/Business Park District, shared parking for a commercial use and a religious facility.

274-09-Z Map 7-J RM-5 Residential Multi-Unit Line No.: 198
Applicant - Tawula Tadeusz Ward: 35
Owner - Same
Premises affected - 3607-09 W. Belmont Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, for an existing 4-story 6 dwelling unit building whose front yard set back shall be 12.25' instead of 15', the combined side yards shall be (2.9' on the east and 3.04 on the west) 5.94' instead of 10' and to increase the height to 49'-9" instead of 47'.

275-09-A Map 7-I RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 195
Applicant - 3130 W. Fullerton, LLC Ward: 26
Owner - Same
Premises affected - 3130 W. Fullerton Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a roof top stair enclosure to be zero feet instead of 20' of the front building line as required by ordinance. The applicant built the enclosure contrary to the approved plans and now seeks this appeal in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

276-09-S Map 13-J B1-2 Neighborhood Shopping Line No.: 180
Applicant - Aronson's For Beauty 2 Ward: 39
Owner - Sam Boudouvas
Premises affected - 3405 W. Bryn Mawr 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 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.

277-09-S Map 16-I B3-1 Community Shopping Line No.: 199
Applicant - Clarence and Sekea Lockett Ward: 15
Owner - Yun Yong Suh
Premises affected - 2519 W. 63rd Street
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty shop and 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.

278-09-S Map 4-G B3-2 Community Shopping Line No.: 209
Applicant - Ricardo Hernandez Ward: 25
Owner - Soledad Hernandez
Premises affected - 1441 W. 18th Street
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a tattoo parlor in a B3-2 Community Shopping District.

279-09-S Map 1-H B3-3 Community Shopping Line No.: 210
Applicant - Rahell Realty LLC Ward: 27
Owner - Same
Premises affected - 1606 W. Madison Street
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 fast food restaurant with drive-thru facility in a B3-3 Community Shopping District.

280-09-S Map 3-H B3-2 Community Shopping Line No.: 211
Applicant - Megan Praner Ward: 1
Owner - Newgard 1711 Division Group LLC
Premises affected - 1711 W. Division Street
Subject - 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.

281-09-Z Map 17-H RS-2 Residential Single-Unit (Detached House) Line No.: 213
Applicant - St. Paul's Church by the Lake Ward: 49
Owner - Same
Premises affected - 1614 W. Estes Avenue
Subject - 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 accessory parking lot for an existing church whose west side yard shall be 2' instead of 16.1'.

282-09-Z Map 5-F RM-5 Residential Multi-Unit Line No.: 206
Applicant - Morgan and Proven Patel Ward: 43
Owner - Same
Premises affected - 1826 N. Mohawk Street
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 4-story single family residence whose front set back shall be 8'-8" instead of 14.28', the combined side yards shall be 3' instead of 4.8' (1.33' on the north and 1.67' on the south) the rear yard set back shall be 20' instead of 33.32' and to reduce rear yard open space to 97.2 sq. ft. instead of 150 sq. ft.

283-09-Z Map 5-F RM-5 Residential Multi-Unit Line No.: 179
Applicant - 542 W. Grant LLC Ward: 43
Owner - Same
Premises affected - 542 W. Grant Place
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, the conversion of a 1 and 2-story commercial building into a single family residence whose front set back shall be zero instead of 15', the combined side yards shall be zero each instead of 9.62', the rear yard shall be zero instead of 34'-9" and to eliminate rear yard open space.

284-09-Z Map 20-F M1-2 Limited Manufacturing/Business Park Line No.: 147
Applicant - Standard Bank & Trust Co. TR#20339 Ward: 21
Owner - Same
Premises affected - 8605 S. Halsted Street
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 gasoline service station with car wash and accessory food sales in a M1-2 Limited Manufacturing/Business Park District.

CONTINUANCES

96-09-A Map 5-L B3-1 Community Shopping Line No.: 3
Applicant - Agustin Alvarado Ward: 31
Owner - Same
Premises affected - 5141 W. Fullerton Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to increase the residential floor area (1.2) by adding residential floor area a 3rd floor living space. The property exceeds the allowed area (222 sq. ft.) in a B3-1 Community Shopping District.

CONTINUANCES

- 212-09-Z Map 17-G RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 123
Applicant - Herbert Schwab Ward: 49
Owner - Same
Premises affected - 1317 W. Farwell Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story open porches whose south yard shall be 1.4' instead of 4.9 and the combined side yards shall be 1.5' instead of 12.4'.
- 214-09-A Map 20-C RS-2 Residential Single-Unit (Detached House) Line No.: 171
Applicant - Linnae W. Bryant Ward: 8
Owner - Same
Premises affected - 1745 E. 84th Place
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow an access door to the basement which contains an illegal dwelling unit. Appellant is in the process of de-converting the basement dwelling unit and replacing the rear porch in an RS-2 Residential Single-Unit (Detached House) District.
- 222-09-Z Map 15-N RS-2 Residential Single-Unit (Detached House) Line No.: 158
Applicant - Thomas Kernan Ward: 41
Owner - Chicago Title Land Trust Co.
Premises affected - 6329 N. Natoma Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, 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'.
- 239-09-S Map 8-H B3-1 Community Shopping Line No.: 159
Applicant - Felipe Macias Jr. Ward: 11
Owner - Christine Lo Mui
Premises affected - 2110 W. 35th Street
Subject - 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 B3-1 Community Shopping District.