

CITY OF CHICAGO
ZONING BOARD OF APPEALS
PUBLIC HEARING, FRIDAY, JUNE 19, 2009, Room 200
City Council Chamber, 121 N. LaSalle Street
9:00 A.M.

205-09-S Map 5-I B3-5 Community Shopping Line No.: 23
Applicant - 2443 W. Armitage LLC Ward: 1
Owner - Same
Premises affected - 2443 W. Armitage Avenue
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of 2 off site parking spaces to serve the dwelling units at the front of the lot in a B3-5 Community Shopping District. This lot is divided by the CTA Blue line tracks.

206-09-Z Map 5-I B3-5 Community Shopping Line No.: 24
Applicant - 2443 W. Armitage LLC Ward: 1
Owner - Same
Premises affected - 2443 W. Armitage Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B3-5 Community Shopping District, a proposed 4-story 2 dwelling unit and 2 commercial unit building whose rear yard, at the first residential level, shall be zero instead of 30'.

207-09-S Map 5-J B3-1 Community Shopping Line No.: 37
Applicant - Talk Venture, LLC Ward: 26
Owner - Same
Premises affected - 3545 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 tavern in a B3-1 Community Shopping District.

208-09-S Map 5-J B3-1 Community Shopping Line No.: 46
Applicant - Attractions Hair Studio Ward: 26
Owner - 2100 N. Central Park, Inc.
Premises affected - 3627 W. Armitage 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.

209-09-S Map 20-E B3-2 Community Shopping Line No.: 114
Applicant - TowerCo Assets LLC Ward: 6
Owner - Urban Sites of Chicago, LLC
Premises affected - 8150 S. Cottage Grove 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 120' wireless communication tower in a B3-2 Community Shopping District.

- 210-09-S Map 1-H B3-2 Neighborhood Mixed-Use Line No.: 106
Applicant - NMD Investments LLC Ward: 1
Owner - Same
Premises affected - 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.
- 211-09-Z Map 13-G B3-5 Community Shopping Line No.: 124
Applicant - Uptown LLC Ward: 48
Owner - Same
Premises affected - 4840 N. Broadway
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B3-5 Community Shopping District, a public place of amusement license within 125' of an RS-3 zoning district.
- 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'.
- 213-09-S Map 11-I C1-1 Neighborhood Commercial Line No.: 127
Applicant - Rosa L. Silva Ward: 33
Owner - Same
Premises affected - 4227 N. Kedzie Avenue
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of rear 3-story addition to an existing single family residence. The height of each floor will be changed and the lower level will be excavated 1'-3" deeper in a C1-1 Neighborhood Commercial District.
- 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.

- 215-09-Z Map 8-H RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 131
Applicant - Kin Hei Chan Ward: 11
Owner - Same
Premises affected - 1750 W. 33rd 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 2'-7" instead of 5.34'.
- 216-09-Z Map 8-H RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 132
Applicant - Kin Hei Chan Ward: 11
Owner - Same
Premises affected - 1756 W. 33rd 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 2'-7" instead of 20" and the west side yard shall be 6' instead of 6.16' and a reverse corner lot.
- 217-09-S Map 11-H B1-1 Neighborhood Shopping Line No.: 132
Applicant - Lincoln Square Nail and Spa Partnership d/b/a 2 x 10 Nail and spa of Montrose Ward: 47
Owner - Montrose Damen LLC
Premises affected - 1962 W. Montrose 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 B1-1 Neighborhood Shopping District.
- 218-09-S Map 1-M B3-2 Community Shopping Line No.: 134
Applicant - Wayne Graham Restoring Lives Overcoming Addictions Ward: 29
Owner - James Cole
Premises affected - 5945-47 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 transitional residence in a B3-2 Community Shopping District.
- 219-09-S Map 14-H B3-2 Community Shopping Line No.: 139
Applicant - Shana E. Hinton Ward: 15
Owner - 63rd & Marshfield LLC
Premises affected - 6254 S. Marshfield 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.

- 220-09-S Map 5-M B3-2 Community Shopping Line No.: 135
Applicant - Concord Soccer Club Ward: 29
Owner - Crawford Real Estate Services, Inc.
Premises affected - 6256-60 W. Grand 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 parking lot for 18 private passenger vehicles, in a B3-2 Community Shopping District, to serve the indoor soccer club at 6310 W. Grand Avenue.
- 221-09-Z Map 5-M B3-2 Community Shopping Line No.: 136
Applicant - Concord Soccer Club Ward: 29
Owner - Crawford Real Estate Services, Inc.
Premises affected - 6310 W. Grand Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B3-2 Community Shopping District, a proposed public place of amusement within 125' of an RS-3 zoning 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'.
- 223-09-A Map 11-L RS-3 Residential Single-Unit (Detached House) Line No.:
Applicant - Andrew Collis Ward: 38
Owner - Same
Premises affected - 5408 W. Berteau Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 3rd dwelling unit to be established in an RS-3 Residential Single-Unit (Detached House) District. The 1959 and 2006 building permits stated a 2 dwelling unit building (#10011762 and #256912).
- 224-09-S Map 18-B B3-2 Community Shopping Line No.: 55
Applicant - Roderick Thompson Ward: 7
Owner - Vinko Banovic
Premises affected - 2407 E. 75th 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.

- 225-09-S Map 11-L B1-3 Neighborhood Shopping Line No.: 144
Applicant - Leroy Silva (Leroy Ave, Inc) Ward: 45
Owner - Robert A. Levin, R.A.L. Associates-Portage Park Partnership
Premises affected - 4048 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 B1-3 Neighborhood Shopping District.
- 226-09-Z Map 5-J C1-1 Neighborhood Commercial Line No.: 146
Applicant - Tumbao Bar & Grill, Inc Ward: 35
Owner - Luis Saldana
Premises affected - 3213 W. Armitage Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in a C1-1 Neighborhood Commercial District, a public place of amusement located within 125' of an RS zoning district.
- 227-09-A Map 7-J RS-3 Residential Single-Unit (Detached House) Line No.: 149
Applicant - Julius W. Zuchlke Ward: 35
Owner - Same
Premises affected - 2518 N. Spaulding Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow an addition which will be 36' high instead of 33' limit in an RS-3 Residential Single-Unit (Detached House) District.
- 228-09-Z Map 7-J RS-3 Residential Single-Unit (Detached House) Line No.: 149
Applicant - Julius W. Zuchlke Ward: 35
Owner - Same
Premises affected - 2518 N. Spaulding Avenue
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 rear 3-story addition whose north yard shall be 5" instead of 3', the combined side yards shall be 4'-11" instead of 7.5' and to increase the floor area by 604 sq. ft. which is no more than 15% of the floor area which existed 50 years prior to the passage of this ordinance.
- 229-09-S Map 7-M B3-1 Community Shopping Line No.: 150
Applicant - Aneta Szyalnik d/b/a Dream Factory Salon & Spa Ward: 30
Owner - Kyu Ho Chung d/b/a Double C Enterprises, Inc.
Premises affected - 5635 W. Belmont 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 and nail salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-1 Community Shopping District.

- 230-09-A Map 13-L RS-2 Residential Single-Unit (Detached House) Line No.: 142
Applicant - Orazio Spino Ward: 45
Owner - Same
Premises affected - 5265 N. Lawler Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow an accessory building (garage) to be 18'-6" in height (25'-2" to the peak) instead of 15' high and to establish 2 dwelling units in an RS-2 Residential Single-Unit (Detached House) District. The garage appears to have been built without a permit.
- 231-09-Z Map 13-L RS-2 Residential Single-Unit (Detached House) Line No.: 143
Applicant - Orazio Spino Ward: 45
Owner - Same
Premises affected - 5265 N. Lawler 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 reduction of rear yard to zero instead of 50' in order to allow a garage, which was built and exceeds the height limit for an accessory building to be outside the required rear yard. Section 17-13-1107-C-4 Criteria for Approval of a variation states, the alleged practical hardship has not been created by any person having an interest in the property. The applicant built the garage without a permit and thus created the alleged hardship.
- 232-09-S Map 19-H B1-2 Neighborhood Shopping Line No.: 151
Applicant - Hairz R Us Ward: 49
Owner - Ceasar Puma
Premises affected - 2039-41 W. Howard 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 B1-2 Neighborhood Shopping District.
- 233-09-Z Map 9-H C1-2 Neighborhood Commercial Line No.: 145
Applicant - DWD Development LLC Ward: 32
Owner - Same
Premises affected - 3535 N. Lincoln Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in a C1-2 Neighborhood Commercial District, a proposed 4-story 8 dwelling unit and commercial building whose height shall be 55' instead of 50'.
- 234-09-A Map 3-J RS-3 Residential Single-Unit (Detached House) Line No.: 520
Applicant - Denis Kelly Ward: 26
Owner - Same
Premises affected - 3300 W. Beach Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the commercial use to be substituted in a multi unit building in an RS-3 Residential Single-Unit (Detached House) District. There will be a total of 5 dwelling units, 1 dwelling unit on the 1st floor, 2 dwelling units on the 2nd floor and 2 dwelling units on the 3rd floor.

- 235-09-S Map 4-J RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 152
Applicant - Celestial Ministries Ward: 24
Owner - Same
Premises affected - 2149 S. Drake 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 community center in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.
- 236-09-Z Map 4-J RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 153
Applicant - Celestial Ministries Ward: 24
Owner - Same
Premises affected - 2149 S. Drake 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 community center whose floor area shall be increased to 1,943 sq. ft..
- 237-09-S Map 2-I C1-3 Neighborhood Commercial Line No.: 155
Applicant - House of Jacob, Inc. Ward: 2
Owner - Same
Premises affected - 2924 W. Van Buren 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 religious facility with 175 seats in a C1-3 Neighborhood Commercial District.
- 238-09-S Map 2-I C1-3 Neighborhood Commercial Line No.: 156
Applicant - House of Jacob, Inc. Ward: 2
Owner - Same
Premises affected - 2906 W. Van Buren 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 accessory parking lot for 14 private passenger automobiles in a C1-3 Neighborhood Commercial District.
- 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.

- 240-09-S Map 5-G B3-2 Community Shopping Line No.: 160
Applicant - Pawsh Puppies, Inc. Ward: 43
Owner - Metropolitan Bank and Trust, TR# 2205
Premises affected - 2120 N. 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 an animal boarding facility in a B3-2 Community Shopping District.
- 241-09-A Map 18-I RS-3 Residential Single-Unit (Detached House) Line No.: 162
Applicant - Suni Smith Ward: 18
Owner - Same
Premises affected - 7253 S. Rockwell Street
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a 1-story single family residence which sits at the rear of the zoning lot in an RS-3 Residential Single-Unit (Detached House) District.
- 242-09-Z Map 18-I RS-3 Residential Single-Unit (Detached House) Line No.: 163
Applicant - Suni Smith Ward: 18
Owner - Same
Premises affected - 7253 S. Rockwell 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 2nd story addition whose rear yard shall be 3.82' instead of 35.20' on an existing single family residence.
- 243-09-Z Map 5-H RS-3 Residential Single-Unit (Detached House) Line No.: 89
Applicant - 1658 N. Leavitt, LLC Ward: 1
Owner - Same
Premises affected - 1652 N. Leavitt 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 single family residence whose rear yard set back shall be 1.5' instead of 35.36', rear yard open space shall be zero instead of 305 sq. ft. and to reduce required parking spaces from 2 to 1. The applicant wishes to move a 1 ½-story building from neighboring lot. The building will be set at the extreme rear of the lot and then only one parking space will be provided. Section 17-13-1107-C-4 states "the alleged practical difficulty or particular hardship has not been created by any person presently having an interest in the property". The applicant could move the building forward in the lot and provide 2 required parking spaces.
- 244-09-S Map 11-L C1-2 Neighborhood Commercial Line No.: 140
Applicant - Adam Oris Ward: 38
Owner - Same
Premises affected - 2537 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 an expansion of living space into a basement of an existing 2 dwelling unit building and the expansion of a proposed 3rd floor with rear 3-story porch in an C1-2 Neighborhood Commercial District.

CONTINUANCES

- 428-08-S Map 26-E M3-3 Heavy Industry Line No.: 314
Applicant - Pullman Waste Processing, Inc. Ward: 9
Owner - B & B Langley Properties, Incorporated
Premises affected - 10823 S. Langley 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 waste related transfer station, a re-processable construction/demolition material station and resource recovery facility in a M3-3 Heavy Industry District.
- 36-09-Z Map 5-K RS-3 Residential Single-Unit (Detached House) Line No.: 463
Applicant - Raquel Reyes Ward: 31
Owner - Same
Premises affected - 4644-46 W. McLean Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, the division of an improved zoning lot. The existing 2-story single family residence shall have a east yard of zero instead of 2' with a 5.56' west side yard and front yard shall be 14.8' instead of 20'.
- 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.
- 114-09-Z Map 7-G B2-3 Neighborhood Mixed-Use Line No.: 516
Applicant - Anita Goyal Ward: 22
Owner - Same
Premises affected - 1540 W. Fullerton Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B2-3 Neighborhood Mixed-Use District, a proposed 5-story 18 dwelling unit and retail use building whose first residential rear yard shall be 6'-9" instead of 30'. The Board has previously approved this case in 2006 (530-06-Z).
- 132-09-S Map 1-J B3-2 Community Shopping Line No.: 68
Applicant - George Jackson Ward: 27
Owner - Same
Premises affected - 3559 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 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.

CONTINUANCES

- 164-09-Z Map 12-L B3-1 Community Shopping Line No.: 32
Applicant - Miroslaw Wyrtrwal Ward: 23
Owner - Same
Premises affected - 5772 S. Archer Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B3-1 Community Shopping District, a public place of amusement license (for a DJ and Dancing) within an existing restaurant.
- 173-09-A Map 5-G RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 59
Applicant - 855 W. Dickens Corp. Ward: 43
Owner - Same
Premises affected - 855-59 W. Dickens Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the re-establishment of a 4-story 6 dwelling unit building, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, with no parking, no side yards, lacks the minimum lot size and floor area permitted in an RT-4 zoning district. During remodeling the building collapsed in April of 2007 more than 29 months ago. A non-conforming use is lost after 18 months. (Section 17-15-0304-A).
- 174-09-Z Map 5-G RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 60
Applicant - 855 W. Dickens Corp. Ward: 43
Owner - Same
Premises affected - 855-59 W. Dickens 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 4-story 6 dwelling unit building whose north yard shall be zero instead of 5.99', of 14.98', east yard shall be zero instead of 5', west yard shall be 2'-5" instead of 10.45', to increase the height to 40'-6" instead of 38', reduce rear yard open space to 25 sq. ft. instead of 390 sq. ft. This case was heard in December 12, 2005 (#468-05-Z) as existing non-conforming development.
- 183-09-A Map 9-G B3-2 Community Shopping Line No.: 84
Applicant - Sally Weiner Ward: 44
Owner - Same
Premises affected - 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 in a B3-2 Community Shopping District.
- 184-09-S Map 9-G B3-2 Community Shopping Line No.: 85
Applicant - Sally Weiner Ward: 44
Owner - Same
Premises affected - 3744 N. Southport 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 artist live work space (efficiency unit) in the rear building in a B3-2 Community Shopping District.

CONTINUANCES

185-09-Z Map 9-G B3-2 Community Shopping

Line No.: 86

Applicant - Sally Weiner

Ward: 44

Owner - Same

Premises affected - 3744 N. Southport Avenue

Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B3-2 Community Shopping District, a open stair case whose rear yard shall be 25' instead of 30'.