

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

9: 00 A. M.

206-10-S ZONING DISTRICT: B3-3 WARD:44
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.

208-10-S ZONING DISTRICT: B3-2 WARD:47
APPLICANT: Qizhi 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-S ZONING DISTRICT: B3-1 WARD:21

APPLICANT: Carleen Clay
OWNER: Lynn Bagley
PREMISES AFFECTED: 1232 W. 103rd Street
SUBJECT: To permit the establishment of a proposed beauty salon.

212-10-S ZONING DISTRICT: B2-2 / B3-3 WARD:29

APPLICANT: House of Miracles
OWNER: Same
PREMISES AFFECTED: 5301-15 W. Madison Street
SUBJECT: To permit the establishment of a proposed 400 seat religious facility.

213-10-S ZONING DISTRICT: DX-7 WARD: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-Z ZONING DISTRICT: RT-4 WARD: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 WARD:40

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.

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.

229-10-Z **ZONING DISTRICT:** RT-4 **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'.

230-10-S **ZONING DISTRICT:** PMD # 8 **WARD:**11
APPLICANT: Vulcan Materials Co.
OWNER: Michael Vanek
PREMISES AFFECTED: 3920 S. Loomis
SUBJECT: To permit the establishment of a proposed outdoor reprocessible construction / demolition material facility.

231-10-S **ZONING DISTRICT:**B3-3 **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'.

233-10-S **ZONING DISTRICT:**B3-1 **WARD:**34
APPLICANT: Juanita Reed
OWNER: Tressia Burks
PREMISES AFFECTED: 1405 W. 111th Street
SUBJECT: To permit the establishment of a proposed beauty/ nail salon.

234-10-S **ZONING DISTRICT:** B3-2 **WARD:8**
APPLICANT: I'm Finally Pleased / Eleanor D. Crawford
OWNER: Fgw Realty Group Inc.
PREMISES AFFECTED: 1610 E. 86th Place
SUBJECT: To permit the establishment of a proposed beauty salon.

235-10-S **ZONING DISTRICT:** B3-2 **WARD:14**
APPLICANT: Anayeli Saucedo
OWNER: Jose G. Padilla
PREMISES AFFECTED: 4136 S. Archer Avenue
SUBJECT: To permit the establishment of a proposed nail / beauty salon.

236-10-S **ZONING DISTRICT:** B3-2 **WARD:44**
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

239-10-Z **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 parking lot whose front yard shall be 12.9' instead of 20'.

240-10-Z **ZONING DISTRICT:** DR-5 **WARD:2**
APPLICANT: Catholic Bishop of Chicago
OWNER: Same
PREMISES AFFECTED: 1500 S. Michigan Avenue
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-Z **ZONING DISTRICT: RM-5** **WARD: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-S **ZONING DISTRICT:B3-3** **WARD: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-Z **ZONING DISTRICT :RM-6** **WARD: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-S **ZONING DISTRICT:C3-2** **WARD: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.

247-10-Z ZONING DISTRICT: RM 4.5 WARD:1

APPLICANT: John Helmerci

OWNER: Same

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 10¾", 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-A ZONING DISTRICT: RM-5 WARD: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-Z ZONING DISTRICT: RM-5 WARD: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-A **ZONING DISTRICT:M1-2** **WARD:24**
APPLICANT: Juan Jose Juarbe
OWNER: Same
PREMISES AFFECTED: 3116 W. Fillmore Street
SUBJECT: An appeal from the decision of the Zoning Administrator in refusing to allow the expansion of dwelling units in a manufacturing district

148-10-A **ZONING DISTRICT: RS-3** **WARD: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.

153-10-Z **ZONING DISTRICT: RS-3** **WARD:31**
APPLICANT: Antonio Torres
OWNER: Same
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.