

**CITY OF CHICAGO
ZONING BOARD OF APPEALS
PUBLIC HEARING
FRIDAY- May 21, 2010
121 N. LaSalle Street- Room 200**

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

APPLICANT: Chicago Transit Authority

OWNER: Chicago Transit Authority / City of Chicago Dept. 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 zero instead of 35.4'.

169-10-A ZONING DISTRICT: RS-3 WARD:22

APPLICANT: Abel & Elueter Unzueta

OWNER: Same

PREMISES AFFECTED: 2645 S. Spaulding Avenue

SUBJECT: To permit the establishment of allow five dwelling units to be established on a lot with 2 buildings; 3 dwelling units in the front building and 2 dwelling units in the rear building.

170-10-Z ZONING DISTRICT: RS-3 WARD:22

APPLICANT: Abel & Elueteria Unzueta

OWNER: Same

PREMISES AFFECTED: 2645 S. Spaulding Avenue

SUBJECT: To permit the establishment of a proposed rear porch enclosure whose combined side yards shall be 3'-9" (3'-9" on the north and zero on the south).

171-10-S ZONING DISTRICT:B3-1 WARD:35

APPLICANT: Cindy Bimbo

OWNER: Dorothy Clinton

PREMISES AFFECTED: 3737 N. Kimball Avenue

SUBJECT: To permit the establishment of a proposed fortune telling establishment.

172-10-Z ZONING DISTRICT: RM-5 WARD:24

APPLICANT: Lockwood Development, Inc.

OWNER: Franklin Holdings, LLC- Fifth Series

PREMISES AFFECTED: 1330-32 S. Albany

SUBJECT: To permit the establishment of a seven dwelling unit building with required parking in the side yards. The north side yard shall be zero instead of 4', the south side yard shall be zero instead of 4' and the rear yard open space shall be reduced to 277 sq. feet instead of 379 sq. feet.

173-10-A **ZONING DISTRICT: RS-2** **WARD:36**
APPLICANT: Carman Golf
OWNER: Same
PREMISES AFFECTED: 6205 W. School Street
SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to allow the establishment of two dwelling units RS-2 district. The Department of Public Works records show one dwelling unit in 1952. Two certification of zoning compliance forms state 2 dwelling units.

174-10-Z **ZONING DISTRICT: RS-2** **WARD:36**
APPLICANT: Carman Golf
OWNER: Same
PREMISES AFFECTED: 6205 W. School Street
SUBJECT: To permit the establishment of the proposed rear addition with a porch whose east side yard shall be 2.95', west side yard shall be 2.98' instead of a minimum of 4'.

175-10-S **ZONING DISTRICT:B3-2** **WARD:16**
APPLICANT: E-Z Pawn Shop, Inc.
OWNER: Bernardo Villasenor
PREMISES AFFECTED: 5016 S. Ashland
SUBJECT: To permit the establishment of a pawn shop.

176-10-S **ZONING DISTRICT:C1-2** **WARD:24**
APPLICANT: Public Building Commission of Chicago
OWNER: Same
PREMISES AFFECTED: 2343 S. Kedzie Avenue
SUBJECT: To permit the establishment of a proposed fire station with a free standing wireless communication monopole whose rear yard shall be zero instead of 30'.

177-10-Z **ZONING DISTRICT:RT-4** **WARD:43**
APPLICANT: Eric & Laurel Hansen
OWNER: Same
PREMISES AFFECTED: 2435-37 N. Burling Street
SUBJECT: To permit the establishment of a proposed 3 story single family residence, whose front yard shall be 9' instead of 30', the north side yard shall be 1'6", the south side yard shall be 3' instead of 4'-6", the rear yard shall be 28'-9" instead of 35.24'.

178-10-S **ZONING DISTRICT:B3-2** **WARD:50**
APPLICANT: Steffani Anton
OWNER: Anthony A. Anton
PREMISES AFFECTED: 7436 N. Western
SUBJECT: To permit the expansion of an existing tavern.

179-10-Z **ZONING DISTRICT: B3-2** **WARD: 50**
APPLICANT: Mark II, Ltd. by Steffani Anton
OWNER: Anthony A. Anton
PREMISES AFFECTED: 7436-42 N. Western
SUBJECT: To permit the establishment of the establishment of a public place of amusement license with 125' of an RS-3 zoning district.

180-10-S **ZONING DISTRICT: B3-2** **WARD: 43**
APPLICANT: Davken, LLC
OWNER: Sleeper, LLC
PREMISES AFFECTED: 801 W. Diversey Avenue
SUBJECT: To permit the establishment of a massage establishment.

181-10-Z **ZONING DISTRICT: RT-4** **WARD: 49**
APPLICANT: Farwell Estates Condominium Association
OWNER: Same
PREMISES AFFECTED: 1309 W. Farwell
SUBJECT: To permit the establishment of the enclosure of rear porches. The applicant request a 15% increase in the area of the building which existed prior to the passage of this ordinance. The enclosure was done some time in the past and there is no record of this work.

182-10-S **ZONING DISTRICT: B3-1** **WARD: 26**
APPLICANT: BZZ Fine Lines Inc.
OWNER: Felix Toledo
PREMISES AFFECTED: 3614 W. Division Street
SUBJECT: To permit the establishment of the establishment of a barber shop.

183-10-S **ZONING DISTRICT: DX-5** **WARD: 27**
APPLICANT: 1010 W. Madison, LLC
OWNER: Same
PREMISES AFFECTED: 1000-12 W. Madison
SUBJECT: To permit the establishment of a non-accessory parking lot located outside the Central Area Parking District for less than 240 parking spaces.

184-10-S **ZONING DISTRICT: B3-2** **WARD: 22**
APPLICANT: M & M Village Pawnners
OWNER: Adriana Camacho
PREMISES AFFECTED: 4037 W. 26th Street
SUBJECT: To permit the establishment of the establishment of a pawn shop.

185-10-Z **ZONING DISTRICT:RS-3** **WARD:26**
APPLICANT: Jan Zukowski
OWNER: Same
PREMISES AFFECTED: 3307 W. Belden Avenue
SUBJECT: To permit the establishment of a proposed 3 story staircase system whose east side yard shall be zero instead of 3.69' and the west side yard shall be 16.10'.

186-10-A **ZONING DISTRICT:B3-2** **WARD:46**
APPLICANT: Fuel Outdoor, LLC
OWNER: Paitoon Sriratana

PREMISES AFFECTED: 1530 W. Lawrence Avenue
SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to allow two separate off- premise advertising signs to be established within 10 feet of each other. The signs were erected without permits and there existence prohibits the issuance of a valid sign permit.

187-10-Z **ZONING DISTRICT: RM-5** **WARD:43**
APPLICANT: Steven Johnson
OWNER: Same
PREMISES AFFECTED: 1322 N. Astor
SUBJECT: To permit the establishment of a 4 story spiral stair case whose north side yard shall be zero and whose rear yard shall be 14'- 61/4" instead of 26.02'.

188-10-Z **ZONING DISTRICT: RT-4** **WARD:27**
APPLICANT: UHS of Hartgrove, Inc.
OWNER: Same
PREMISES AFFECTED: 520 N. Ridgeway
SUBJECT: To permit the establishment of a proposed rear one story addition whose rear yard shall be zero instead of 36.45', the front yard shall be zero instead of 15'. The applicant also wishes to construct a 12' fence/ wall in order to provide security for patients at the hospital. The wall will be at the south portion of the lot and shall continue along rear yard.

189-10-S **ZONING DISTRICT: RT-4** **WARD:24**
APPLICANT: UHS of Hartgrove, Inc.
OWNER: Same
PREMISES AFFECTED: 521 N. Hamlin
SUBJECT: To permit the expansion of an accessory off-site parking lot which serves a hospital at 520 N. Ridgeway.

2:00 P.M.

190-10-S **ZONING DISTRICT:M1-1** **WARD:38**
APPLICANT: Chicago Board of Education
OWNER: Public Building Commission of Chicago
PREMISES AFFECTED: 3630-44 N. Milwaukee Avenue
SUBJECT: To permit the establishment of an off-site parking lot for an existing high school.

191-10-Z **ZONING DISTRICT:M1-1** **WARD:38**
APPLICANT: Chicago Board of Education
OWNER: Public Building Commission of Chicago
PREMISES AFFECTED: 3630-44 N. Milwaukee
SUBJECT: To permit the establishment of a proposed off-site parking lot to serve an existing high school whose front yard shall be 8'-4" instead of 20'.

192-10-A **ZONING DISTRICT:C1-1** **WARD:32**
APPLICANT: 3818 N. Lakewood, LLC
OWNER: Same
PREMISES AFFECTED: 1222 W. Fletcher Street
SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to recognize 2 dwelling units in the front building and 2 dwelling units in the rear building. A 1998 permit states the coach house (rear building) will be de-converted to a single family residence.

193-10-S **ZONING DISTRICT:M2-1** **WARD:22**
APPLICANT: Schneider Resources, Inc.
OWNER: Peoples Gas Light and Coke Company
PREMISES AFFECTED: 3600 S. Kostner Avenue
SUBJECT: To permit the establishment of a proposed freight terminal with container storage.

194-10-Z **ZONING DISTRICT: RM-5** **WARD:42**
APPLICANT: 851 N. LaSalle, LLC
OWNER: Same
PREMISES AFFECTED: 849-51 N. LaSalle Street
SUBJECT: To permit the establishment of a proposed 3 story addition to an existing 4 story 8 dwelling unit building whose front yard shall be zero instead of 8.2' and to increase the existing area by 160 square feet which is less than 15% of the area existing at the time of the passage of this ordinance.

195-10-S **ZONING DISTRICT:C2-1** **WARD:17**
APPLICANT: Gene Jendra
OWNER: Same
PREMISES AFFECTED: 1541-55 W. 69th Street
SUBJECT: To permit the establishment of a proposed required accessory and non- accessory parking lot.

196-10-S **ZONING DISTRICT: B3-2** **WARD: 44**
APPLICANT: Snippets Mini-Cuts Inc.
OWNER: Star Q LLC
PREMISES AFFECTED: 3724 N. Southport
SUBJECT: To permit the establishment of a proposed beauty salon.

197-10-S **ZONING DISTRICT: RT-4** **WARD: 20**
APPLICANT: St. Bernard Hospital
OWNER: Same
PREMISES AFFECTED: 6325 S. Stewart
SUBJECT: To permit the establishment of a proposed required accessory off-site parking lot to serve the hospital at 326 W. 64th Street.

198-10-S **ZONING DISTRICT: B3-3** **WARD: 28**
APPLICANT: Highland Park CVS, LLC
OWNER: City of Chicago
PREMISES AFFECTED: 3130-60 W. Madison Street
SUBJECT: To permit the establishment of a proposed drug store with a drive through facility.

199-10-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Pete Wydra
OWNER: Same
PREMISES AFFECTED: 3123 N. Oakley
SUBJECT: To permit a proposed rolling gate at the west end of the property. The rear yard shall be zero instead 37.5', the rear yard open space shall zero be instead of 350 square feet.

200-10-S **ZONING DISTRICT: RS-3** **WARD: 15**
APPLICANT: Children's Home & Aid Society of Illinois
OWNER: Same
PREMISES AFFECTED: 5958 S. Marshfield
SUBJECT: To permit the establishment of a proposed community center.

201-10-S **ZONING DISTRICT: RS-3** **WARD: 15**
APPLICANT: Children's Home & Aid Society of Illinois
OWNER: Same
PREMISES AFFECTED: 6000-04 S. Marshfield
SUBJECT: To permit the establishment of a proposed off- site accessory parking lot to serve a community center at 5958 S. Marshfield.

202-10-Z **ZONING DISTRICT RS-3** **WARD: 15**
APPLICANT: Children's Home & Aid Society of Illinois
OWNER: Same
PREMISES AFFECTED: 6000-04 S. Marshfield
SUBJECT: To permit the establishment of a proposed accessory parking lot whose front yard shall be 4' instead of 20'.

203-10-S **ZONING DISTRICT: RS-3** **WARD: 15**
APPLICANT: Children's Home & Aid Society of Illinois
OWNER: Same
PREMISES AFFECTED: 6001-03 S. Paulina
SUBJECT: To permit the establishment of a proposed off- site accessory parking lot to serve a community center at 5958 S. Marshfield.

204-10-Z **ZONING DISTRICT: RS-3** **WARD:15**
APPLICANT: Children's Home & Aid Society of Illinois
OWNER: Same
PREMISES AFFECTED: 6001-03 S. Paulina
SUBJECT: To permit the establishment of a proposed off-site accessory parking lot whose front yard set back shall be 4' instead of 20.

205-10-S **ZONING DISTRICT: B3-2** **WARD: 27**
APPLICANT: Noble Network of Charter Schools
OWNER: Same
PREMISES AFFECTED: 3645 W. Chicago Avenue
SUBJECT: To permit a proposed addition of eight classrooms (8,275 square feet) to an existing charter school.

CONTINUANCES

364-09-S **ZONING DISTRICT: B3-3** **WARD:47**
APPLICANT: Thomas Plunkett
OWNER: Same
PREMISES AFFECTED: 2567 W. Montrose
SUBJECT: To permit the establishment of a proposed 4 story 18 dwelling unit building with residential use below second floor.

365-09-Z **ZONING DISTRICT: B3-3** **WARD:47**
APPLICANT: Thomas Plunkett
OWNER: Same
PREMISES AFFECTED: 2567 W. Montrose
SUBJECT: To permit the establishment of a proposed 4 story 18 dwelling unit building whose rear setback shall be 20.5' instead of 30' and the 5th floor enclosed rooftop access stairways.

382-09-A **ZONING DISTRICT: RS-3** **WARD:31**
APPLICANT: St. Claire Chijmorie
OWNER: Same
PREMISES AFFECTED: 5038-40 W. Diversey
SUBJECT: an Appeal from the decision of the office of the Zoning Administrator in refusing to allow the establishment of two commercial units within an existing 15 dwelling unit building in an RS-3.

383-09-Z **ZONING DISTRICT:RS-3** **WARD:31**
APPLICANT: St. Claire Chijmorie
OWNER: Same
PREMISES AFFECTED: 5038-40 W. Diversey
SUBJECT: To permit the establishment of a non- accessory parking lot for private passenger vehicles to serve the existing residential building on the same lot whose front yard shall be 10' - 3" instead of 20' and the east yard shall be zero instead of 6.24'.

477-09-A **ZONING DISTRICT: PD # 30** **WARD:25**
APPLICANT: Marcos Ayala
OWNER: Same
PREMISES AFFECTED: 808 S. Bell Avenue
SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to allow the 734 square foot expansion to a residential development located in PD # 30, which is a medical district.

488-09-Z **ZONING DISTRICT:RS-3** **WARD:38**
APPLICANT: Andrew Collis
OWNER: Same
PREMISES AFFECTED: 5408 W. Berteau
SUBJECT: To permit the addition of a 3rd dwelling unit.

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: To permit the establishment of a proposed drive thru facility for a fast food restaurant.

18-10-A **ZONING DISTRICT:RT-4** **WARD:49**
APPLICANT: 7634-36 N. Greenvview, LLC
OWNER: Same
PREMISES AFFECTED: 7634-36 N. Greenvview
SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to allow 8 dwellings units to be established. The Department of Water record from 1947 states seven dwelling units.

90-10-Z **ZONING DISTRICT: RM 5** **WARD:1**
APPLICANT: 1527 W. Chestnut Inc.
OWNER: 1527 W. Chestnut, Inc.
PREMISES AFFECTED: 1527 W. Chestnut Avenue
SUBJECT: To permit the addition of 1 dwelling unit to a 2 dwelling unit building whose front yard shall be 2'-9" instead of 20', to make the combined side yards equal zero, to reduce the front yard for parking on a substandard lot along Chestnut to 5'-2" instead of 20'.

93-10-Z **ZONING DISTRICT: RT-4** **WARD:50**
APPLICANT: Zone Development, Inc.
OWNER: Same
PREMISES AFFECTED: 2201-03 W. Farwell
SUBJECT: To permit the subdivision of an improved zoning lot. The existing 2 story 2 dwelling unit building shall have a front yard of zero instead of 6', the side yards shall be 6.3', 2.3' on the south and 4' on the north.

106-10-S **ZONING DISTRICT:M2-1** **WARD:37**
APPLICANT: Freddy Vigil
OWNER: Same
PREMISES AFFECTED: 4146-50 W. Division Street
SUBJECT: To permit the establishment of a proposed Class IV recycling facility.

124-10-S **ZONING DISTRICT:M2-3** **WARD:27**
APPLICANT: McDonald's Corporation
OWNER: Lake Loomis LLC
PREMISES AFFECTED: 1380 W. Lake Street
SUBJECT: To permit the establishment of a proposed fast food restaurant with a drive- thru facility.

125-10-Z **ZONING DISTRICT:B1-3** **WARD:1**
APPLICANT: KVBN, Inc.
OWNER: Same
PREMISES AFFECTED: 2800 W. North Avenue
SUBJECT: To permit an increase in height, of an existing building, from 63'-2" to 67'-9". The building is 6 stories high and contains 20 dwelling units.

131-10-Z **ZONING DISTRICT: RT-4** **WARD:43**
APPLICANT: Hillary & David Bockniak
OWNER: Same
PREMISES AFFECTED: 2046 N. Kenmore
SUBJECT: To permit the establishment of a proposed 3rd floor addition (689 square feet) which will include an increase of 15% of the area that existed prior to the passage of this ordinance, and the north side yard shall be zero instead of 2', the south side yard shall be 2.78' with combined side yards of 2.79'.