

**CITY OF CHICAGO
ZONING BOARD OF APPEALS
PUBLIC HEARING
FRIDAY- April 16,2010
121 N. LaSalle Street- Room 200**

9:00 A.M

133-10-Z **ZONING DISTRICT:**B2-3 **WARD:**1
APPLICANT: Park National Bank & Trust No. 31934
OWNER: Same
PREMISES AFFECTED: 2900 N. Elston Avenue / 2510 W. George
SUBJECT: To permit the establishment of a 4-story, 3 dwelling unit office building whose rear yard shall be zero instead of 30'.

134-10-S **ZONING DISTRICT:**B1-2 **WARD:**30
APPLICANT: Natural Healing Paradise Spa, Inc.
OWNER: Timothy Leahy & Betty Jane Leahy
PREMISES AFFECTED: 5515-19 W. Belmont Avenue
SUBJECT: To permit the establishment of a proposed massage establishment.

135-10-S **ZONING DISTRICT:**B3-2 **WARD:**47
APPLICANT: Firefly Liquors Inc.
OWNER: Same
PREMISES AFFECTED: 5029 N. Western Avenue
SUBJECT: To permit the establishment of a proposed liquor store.

136-10-S **ZONING DISTRICT:**B1-2 **WARD:**47
APPLICANT: KE Salon LLC
OWNER: North River Properties
PREMISES AFFECTED: 2211 W. Montrose Avenue
SUBJECT: To permit the establishment of a proposed beauty salon.

137-10-Z **ZONING DISTRICT:** RM-5 **WARD:**43
APPLICANT: Christine & Michael Frisch
OWNER: Same
PREMISES AFFECTED: 1846 N. Bissell Street
SUBJECT: To permit the establishment of a proposed 4 story single family residence whose north side yard shall be 1' instead of 2', the combined side yard shall be 4' instead of 4'-8", the rear yard shall be zero instead of 18.2' and the rear yard open space shall be zero instead of 81 square feet.

138-10-S **ZONING DISTRICT:**B3-2 **WARD:**44
APPLICANT: Bernie's Inc. LLC
OWNER: Same
PREMISES AFFECTED: 3664 N. Clark Street
SUBJECT: To permit the establishment of the expansion of an existing tavern.

139-10-Z **ZONING DISTRICT: B3-2** **WARD:44**
APPLICANT: Bernie's, Inc. LLC
OWNER: Same
PREMISES AFFECTED: 3664 N. Clark Street
SUBJECT: To permit the establishment of a proposed enclosure of an outside patio whose north side yard shall be zero instead of 7.5' and the west side yard shall be zero instead of 5' on a reverse corner lot.

140-10-S **ZONING DISTRICT: B3-2** **WARD:44**
APPLICANT: Bernie's Inc. LLC
OWNER: Red Top Parking inc.
PREMISES AFFECTED: 3701 N. Clark Street
SUBJECT: To permit the establishment of a proposed accessory off-site parking lot for 3 additional parking spaces to serve the tavern at 3664 N. Clark Street.

141-10-S **ZONING DISTRICT: M1-2** **WARD:26**
APPLICANT: South Central Bank
OWNER: Same
PREMISES AFFECTED: 1959 W. Grand Avenue
SUBJECT: To permit the establishment of a proposed financial institution with a drive through facility.

142-10-Z **ZONING DISTRICT: M1-2** **WARD:26**
APPLICANT: South Central Bank
OWNER: Same
PREMISES AFFECTED: 1959 W. Grand Avenue
SUBJECT: To permit the establishment of a proposed financial institution with a drive-through facility. The required yard abutting an RT-4 zoning district shall be zero instead of 11.22'

143-10-S **ZONING DISTRICT: B1-5** **WARD:3**
APPLICANT: Darrell Jackson
OWNER: James Jong Park
PREMISES AFFECTED: 343 E. 47th Street
SUBJECT: To permit the establishment of a proposed barber shop.

144-10-Z **ZONING DISTRICT: RS-3** **WARD:11**
APPLICANT: Magdalena Wrobel
OWNER: Same
PREMISES AFFECTED: 3404 S. Aberdeen
SUBJECT: To permit the establishment of a proposed second floor addition and first floor open porch whose front yard shall be zero instead of 19.95', and combined side yards shall be 4'-4" (1'-4" on the north and 3' on the south). for an existing 2 dwelling unit building.

145-10-S **ZONING DISTRICT:C1-1** **WARD:50**
APPLICANT: Agudath Israel of West Rogers Park
OWNER: Same
PREMISES AFFECTED: 6758 N. California
SUBJECT: To permit the establishment of a proposed religious assembly use in a two story building.

146-10-Z **ZONING DISTRICT:C1-1** **WARD:50**
APPLICANT: Agudath Israel of West Rogers Park
OWNER: Same
PREMISES AFFECTED: 6758 N. California
SUBJECT: To permit the establishment of a proposed 2 story religious assembly whose south side yard (abutting an RS-3 district) shall be 1'-7 ½" instead of 10.64' and whose east side yard shall be 3' and a north side setback of 9'-11".

147-10-S **ZONING DISTRICT:B3-2** **WARD:32**
APPLICANT: Firefly Salon
OWNER: Diversey II LLC
PREMISES AFFECTED: 1227-29 W. Diversey Parkway
SUBJECT: To permit the establishment of a proposed beauty salon.

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 unit located within the basement.

149-10 -Z **ZONING DISTRICT :RM-5** **WARD:44**
APPLICANT: 545 W. Stratford Condominium Association
OWNER: Same
PREMISES AFFECTED: 545 W. Stratford Place
SUBJECT: To permit the establishment of the proposed addition of an attached garage whose side yard shall be zero on the west instead of 4.2', the combined side yards shall be 4.8'instead of 12' and the rear yard shall be zero instead of 42'.

150-10-S **ZONING DISTRICT:B3-2** **WARD:28**
APPLICANT: The Peace Corner Youth Center
OWNER: City of Chicago
PREMISES AFFECTED: 5022 W. Madison Avenue
SUBJECT: To permit the establishment of a proposed community center.

151-10-Z **ZONING DISTRICT: RS-2** **WARD:23**
APPLICANT: Raul Patino
OWNER: Same
PREMISES AFFECTED: 5554 S. Sayre
SUBJECT: To permit the establishment of a proposed north side open stair case whose side yard shall be 2' instead of 5'.

152-10-Z **ZONING DISTRICT: RS-3** **WARD:47**
APPLICANT: Laura & Sean Rahilly
OWNER: Same
PREMISES AFFECTED: 3942 N. Marshfield
SUBJECT: To permit the establishment of a proposed 2 story single family residence whose: north side yard shall be zero instead of 2'; south side yard shall be zero instead of 2'; combined side yards shall be 2' instead of 5'; rear yard shall be 25'-3" instead of 35'; and rear-yard open space will be eliminated due to the rear yard reduction. The north yard reduction will allow a connection from house to the garage.

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 a proposed 4th floor addition whose: area shall be increased by not more than 15% of the building area which existed before the passage of this ordinance; north side yard shall be 1'-2" instead of 2'-4"; height shall be increased to 33' instead of 30'.

154-10-Z **ZONING DISTRICT: RS-2** **WARD:21**
APPLICANT: Verlean Watson
OWNER: Same
PREMISES AFFECTED: 9523 S. Wentworth Avenue
SUBJECT: To permit the establishment of a proposed 1- and 2-story addition to an existing 2 dwelling unit building whose front yard shall be 10.1' instead of 20', and north side yard shall be 3.5'.

155-10-Z **ZONING DISTRICT: RS-3** **WARD:32**
APPLICANT: Kimberly A. Strauss Trust c/o Levin Ginsburg
OWNER: Same
PREMISES AFFECTED: 1822 W. Barry Avenue
SUBJECT: To permit the establishment of a proposed breeze way (connection from house to the garage) whose rear yard shall be 22' instead of 35'. The principal building is under construction.

2:00 P.M.

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 whose: rear yard shall be 5.9' instead of 23.4'; south side yard shall be 2'-9"; 378-square-foot, floor area will exceed the maximum amount of this zoning district, based on the 1.2 floor area ratio; and rear yard open space shall be reduced to 77 square feet.

157-10-S **ZONING DISTRICT: C1-2** **WARD:49**
APPLICANT: Ethiopian Community Association of Chicago, Inc.
OWNER: Same
PREMISES AFFECTED: 1730 W. Greenleaf Avenue
SUBJECT: To permit the establishment of a proposed community center.

158-10-S **ZONING DISTRICT: B3-1** **WARD:36**
APPLICANT: SDSFR, LLC
OWNER: Same
PREMISES AFFECTED: 3120-32 N. Harlem Avenue
SUBJECT: To permit the establishment of a proposed drive-through facility at an existing restaurant.

159-10-Z **ZONING DISTRICT: POS 2** **WARD:1**
APPLICANT: Public Building Commission of Chicago
OWNER: Chicago Park District
PREMISES AFFECTED: 2402 N. Washtenaw / 2600 W. Fullerton
SUBJECT: To permit the establishment of a proposed park, play courts and field house whose rear yard shall be 5'-5" instead of 30' and the west side (facing Washtenaw) shall be 10' instead of 30'.

160-10-S **ZONING DISTRICT: B1-1** **WARD:38**
APPLICANT: Brana Mitrovic
OWNER: Same
PREMISES AFFECTED: 6103 W. Addison
SUBJECT: To permit the establishment of the establishment of a barber shop.

161-10-Z **ZONING DISTRICT: RS-2** **WARD:7**
APPLICANT: David E. Billups
OWNER: Same
PREMISES AFFECTED: 9121 S. Luella Avenue
SUBJECT: To permit the establishment of a proposed car port whose south side yard shall be zero instead of 4', and combined side yards shall be 4.10' instead of 12.6'.

162-10-Z **ZONING DISTRICT :RS-3** **WARD:14**
APPLICANT: Gerardo Soto
OWNER: Edgar Soto
PREMISES AFFECTED: 5028 S. Fairfield Avenue
SUBJECT: To permit the establishment of a proposed open stair whose front yard shall be 1' instead of 20'.

163-10-Z **ZONING DISTRICT:B3-1** **WARD:3**
APPLICANT: Great Lakes Trust Company ATUT # 1102
OWNER: Same
PREMISES AFFECTED: 4244-46 S. Wentworth
SUBJECT: To permit the establishment of a proposed gas service station and retail sales building whose front yard shall be 1.68' instead of 7.87', and north side yard shall be 0' instead of 9.78'.

164-10-A **ZONING DISTRICT:** **WARD:43**
APPLICANT: Armitage Village Condominium Association
OWNER:
PREMISES AFFECTED: 448-50 W. Armitage / 2007 N. Cleveland
SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to permit the establishment of a 15 dwelling-unit condominium building to apply for a building permit to add 3 proposed roof top decks. The subject property and an adjacent building are located on what was formerly a single zoning lot, which was later subdivided in violation of the bulk requirements of the zoning code.

165-10-S **ZONING DISTRICT: RS-1** **WARD:46**
APPLICANT: The Menomonee Club
OWNER: Same
PREMISES AFFECTED: 800 W. Buena
SUBJECT: To permit the establishment of a proposed community center.

166-10-S **ZONING DISTRICT:B1-2** **WARD:26**
APPLICANT: Puerto Rican Cultural Center
OWNER: Same
PREMISES AFFECTED: 2739 W. Division
SUBJECT: To permit the establishment of a proposed green house on the second floor of an existing school.

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.

CONTINUANCES

317-09-S **ZONING DISTRICT:B1-2** **WARD:47**

APPLICANT: Yulin Yang

OWNER: Robert Gronise

PREMISES AFFECTED: 3929 N. Ashland:

SUBJECT: To permit the establishment of a proposed beauty salon.

373-09-Z **ZONING DISTRICT :RS-3** **WARD:6**

APPLICANT: Chicago Bible Fellowship Church

OWNER: Same

PREMISES AFFECTED: 7158 S. Indiana Avenue

SUBJECT: To permit the establishment of an accessory parking lot whose north side yard shall be 2', and south side yard shall be 7' instead of a combined 15'.

390-09-Z **ZONING DISTRICT: RT-4** **WARD:45**

APPLICANT: Greg Fizesan

OWNER: Same

PREMISES AFFECTED: 4949 W. Belle Plaine Avenue

SUBJECT: To permit the establishment of the enclosure of porches whose: west yard shall be 4.1', and increased floor area of 1,311 square feet shall not exceed 15% of the area which existed prior to the adoption of this code.

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 a new off-premise, free-standing advertising sign at a height of 40' above grade, The maximum allowed height for a free standing sign in DX districts is 24 feet. The zoning administrator has documentation indicating that any legal nonconforming sign that may have existed at this location was abandoned. Therefore, the review of any sign permit for this location must be reviewed under the requirements of the existing zoning code provisions. .

45-10-Z **ZONING DISTRICT: RS-3** **WARD:47**

APPLICANT: Dariece Oki & Michael Burkovskis

OWNER: Same

PREMISES AFFECTED: 2129 W. Grace Street

SUBJECT: To permit the establishment of a proposed enclosed rear porch whose west side yard shall be zero instead of 4'.

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 an addition that increases the floor area – by more than by 40% – of a legal nonconforming residential use in a manufacturing district. Section 17-15-0303-B-5(c) states that a nonconforming residential, business or commercial use in an M district is prohibited if such expansion increases the floor area by more than 20%.

55-10-A

ZONING DISTRICT: RM-5

WARD:44

APPLICANT: Styles Properties LLC

OWNER: Same

PREMISES AFFECTED: 3754 N. Wilton

SUBJECT: An appeal from the decision of the Zoning Administrator in refusing to allow a front staircase enclosure, built contrary to approved permit plans, to be located 2'-1" from the front of the parapet wall instead of the 20'- requirement set forth in the zoning code's measurement section: "17-17-0311-B Limitations on Rooftop Features in R Districts."

65-10-A

ZONING DISTRICT: RM-5

WARD:42

APPLICANT: Margery Teller

OWNER: Same

PREMISES AFFECTED: 861 N. LaSalle Street

SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to allow the expansion of an accessory building with a second floor storage area. The existing accessory building contains 1344 square feet. The expansion would be 105 square feet. The appellant also wishes to increase the height to 26'-7" from 21'-7".

66-10-Z

ZONING DISTRICT: RM-5

WARD:42

APPLICANT: Margery Teller

OWNER: Same

PREMISES AFFECTED: 861 N. LaSalle Street

SUBJECT: To permit the establishment of a proposed rooftop enclosure to have a rear yard set back of zero instead of 38.75'.

98-10-S

ZONING DISTRICT:C1-1 WARD:38

APPLICANT: Harvest Christian Center Chicago

OWNER: Chicago Title Land Trust Co. , Trust No. 113775-04

PREMISES AFFECTED: 4020 N. Tripp Avenue

SUBJECT: To permit the establishment of a proposed religious facility with 256 seats.

107-10-A

ZONING DISTRICT:B3-2 WARD:1

APPLICANT: Outdoor Impact, Inc.

OWNER: Bil-Mar Management, LLC

PREMISES AFFECTED: 1959 W. Chicago Avenue

SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to allow the establishment of a 16' x 22' off-premise sign (352 square feet). The sign is not permitted today to be more than 100 square feet because it is located within 250' of a residential district. This case was previously heard in October of 2009 and failed to receive 3 affirmative votes.