

CITY OF CHICAGO
ZONING BOARD OF APPEALS
PUBLIC HEARING, FRIDAY, JULY 20, 2007, Room 200
City Council Chamber, 121 N. LaSalle Street
9:00 A.M.

- 259-07-A Map 15-N RS-1 Residential Single-Unit (Detached House) Line No.: 199
Applicant - Michael P. Pinedore Ward: 41
Owner - Same
Premises affected - 5718 N. New Hampshire Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a rear building on a lot which contains two residential building in an RS-1 Residential Single-Unit (Detached House) District.
- 260-07-A Map 4-H B3-2 Community Shopping Line No.: 200
Applicant - G & C Electronics Ward: 25
Owner - Luciano Amaro
Premises affected - 2248 W. Cermak Road
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to issue a motor vehicle repair license within a building containing 1-dwelling unit and an electronic automotive store. The proposed use require 3 parking spaces but only 2 parking spaces exist in a B3-2 Community Shopping District.
- 261-07-A Map 16-D M1-2 Limited Manufacturing/Business Park Line No.: 201
Applicant - E-Z Tree Recycling, Inc. Ward: 5
Owner - Michael Fowler
Premises affected - 7050 S. Dorchester Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a limited business license for a Class III recycling facility in an M1-2 Limited Manufacturing/Business Park District. A Class III recycling is permitted in an M3 district.
- 262-07-Z Map 26-I C1-1 Neighborhood Commercial Line No.: 206
Applicant - Jungle Gym Inc. Ward: 19
Owner - Cloister Development Company
Premises affected - 2760 W. 111th Street
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-1 Neighborhood Commercial District, a public place of amusement within 125 feet of an RS-3 district.
- 263-07-S Map 1-K B3-2 Community Shopping Line No.: 207
Applicant - Irv Barr Ward: 28
Owner - Same
Premises affected - 753 N. Cicero Avenue
Subject - Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a currency exchange with drive thru in a B3-2 Community Shopping District.

- 264-07-Z Map 7-G B3-2 Community Shopping Line No.: 68
Applicant - Zafar Hussain Ward: 32
Owner - Same
Premises affected - 2670 N. Lincoln Avenue
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-2 Community Shopping District, a proposed 8 dwelling unit and commercial building whose rear yard shall be zero instead of 30' and to reduce the minimum lot area to 7,345 sq. ft. instead of 8,000 sq. ft.
- 265-07-Z Map 2-I RM-5 Residential Multi-Unit Line No.: 208
Applicant - Ed Gobbo Ward: 28
Owner - Same
Premises affected - 3100 W. Jackson Boulevard
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 4-story 8 dwelling unit building whose front yard shall be 7'6" instead of 15', to reduce the combined side yards to 7'-3" (4' on the west and 3'-3" on the east) instead of 9' and to reduce the rear yard open space to 135 sq. ft. instead of 322 sq. ft.
- 266-07-S Map 6-H C1-3 Neighborhood Commercial Line No.: 209
Applicant - New Life Covenant Pilsen Church Ward: 25
Owner - Same
Premises affected - 2512 S. Oakley Avenue
Subject - Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a religious facility with 72 seats in a C1-3 Neighborhood Commercial District.
- 267-07-S Map 16-E RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 210
Applicant - Prosperity House, Inc. NFP Ward: 20
Owner - Same
Premises affected - 6620-22 S. Evans Avenue
Subject - Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional residence for 34 females in RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.
- 268-07-S Map 13-I B3-2 Community Shopping Line No.: 211
Applicant - Elite Labor Services, Ltd. Ward: 33
Owner - Esma Seferovic
Premises affected - 4953 N. Kedzie Avenue
Subject - Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day laborer service in a B3-2 Community Shopping District.

- 269-07-Z Map 5-H RS-3 Residential Single-Unit (Detached House) Line No.: 213
Applicant - Elke McFarland Ward: 32
Owner - Same
Premises affected - 1838 W. Wabansia Avenue
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2nd floor addition whose combined side yards shall be zero each.
- 270-07-Z Map 13-O RS-2 Residential Single-Unit (Detached House) Line No.: 214
Applicant - Michael A. Muzupappa Ward: 41
Owner - Michael and Phylis Muzupappa
Premises affected - 7467 W. Gregory Street
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed 2nd floor addition whose rear yard shall be 5.45' instead of 22.49' and to reduce the combined side yards to 3' on the southeast with neither yard less than 7'.
- 271-07-S Map 15-G B3-3 Community Shopping Line No.: 216
Applicant - Mariana Singer Ward: 48
Owner - Tom Kostantopoulos
Premises affected - 5642 N. Broadway
Subject - Application for a special use under Article 11 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 B3-3 Community Shopping District.
- 272-07-Z Map 5-G RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 217
Applicant - Andy Gloor Ward: 43
Owner - Same
Premises affected - 1920 N. Fremont Street
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 4-story single family residence whose combined side yards shall be 3' (zero on the north and 3' on the south) instead of 4.8' and the rear yard shall be zero instead of 35'.
- 273-07-S Map 17-H RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 217
Applicant - Lutheran Social Services of Illinois Ward: 49
Owner - Same
Premises affected - 1710 W. Lunt Avenue
Subject - Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional residence in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

- 274-07-Z Map 28-E RS-3 Residential Single-Unit (Detached House) Line No.: 218
Applicant - Wallace Louis Ward: 9
Owner - Same
Premises affected - 33 E. 117th Place
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, an increase in the area of a proposed garage from 60% of the rear yard to 70% (1,170 sq. ft. The applicant is allowed a maximum of 1,020 sq. ft.
- 275-07-Z Map 20-I RS-2 Residential Single-Unit (Detached House) Line No.: 219
Applicant - Faarooq C. Lowe Ward: 18
Owner - Same
Premises affected - 8223 S. Talman Avenue
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed 2nd floor addition, whose combined side yards shall be 4.42' (2'-11" on the north and 1'-5" on the south) instead of 6' with neither yard less than 2.4' and to reduce the front yard to 19' instead of 20'.
- 276-07-Z Map 13-H B2-3 Neighborhood Mixed-Use Line No.: 200
Applicant - M & F Development, Inc. Ward: 40
Owner - Same
Premises affected - 5254-58 N. Ashland Avenue/1601-09 W. Berwyn Avenue
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-3 Neighborhood Mixed-Use District, a proposed 3-story 6 dwelling unit building whose front yard shall be 2' instead of 10', the north side yard shall be zero instead of 5' and the rear yard shall be 3'-8" instead of 5'.
- 277-07-Z Map 5-I RS-3 Residential Single-Unit (Detached House) Line No.: 88
Applicant - Joyce Zimmy Ward: 1
Owner - Same
Premises affected - 2323 N. Talman Avenue
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story rear addition (enclosed rear porches) to an existing 2 dwelling unit building whose rear yard set back shall be 18'-2" instead of 27.6' and to increase the existing floor area by no more than 15% of (510 sq. ft.) of the area that existed prior to the adoption of this ordinance.
- 278-07-S Map 14-I B1-1 Neighborhood Shopping Line No.: 224
Applicant - The Learning Tree Preschool & Nursery, Inc. Ward: 15
Owner - Cano Properties Inc.
Premises affected - 6105 S. Kedzie Avenue
Subject - Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of three (3) off-site accessory parking spaces to fulfill the required parking for a nursery, in a B1-1 Neighborhood Shopping District, at 6161 S. Kedzie.

279-07-S Map 9-H B3-1 Community Shopping Line No.: 225
Applicant - Starbucks Coffee Company Ward: 26
Owner - Mervyn Dukatt, Mer-Car Corporation
Premises affected - 3406 W. North Avenue
Subject - Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a coffee shop with drive thru facility in a B3-1 Community Shopping District.

CONTINUANCES

220-07-S Map 6-K B3-1 Community Shopping Line No.: 164
Applicant - McDonald's Corporation Ward: 22
Owner - Same
Premises affected - 4334 W. 26th Street
Subject - Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 1-story fast food restaurant with drive thru facility in a B3-1 Community Shopping District.

243-07-S Map 9-K B3-1 Community Shopping Line No.: 01
Applicant - Sara J. Johns Ward: 30
Owner - Robert Berry
Premises affected - 4764 ½ W. Belmont Avenue
Subject - Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a psychic reader in a B3-1 Community Shopping District.

- 280-07-S Map 16-I B1-2 Neighborhood Shopping Line No.: 227
Applicant - Ada Tate Ward: 15
Owner - Same
Premises affected - 2437 W. 69th Street/6906-08 S. Artesian Avenue
Subject - Application for a special use under Article 11 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.
- 281-07-S Map 20-D B3-2 Community Shopping Line No.: 229
Applicant - Mariama Salami Ward: 8
Owner - Integra Realty & Management, Inc.
Premises affected - 8119 S. Cottage Grove Avenue
Subject - Application for a special use under Article 11 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.
- 282-07-S Map 16-I RS-3 Residential Single-Unit (Detached House) Line No.: 229
Applicant - Albert Elli Ward: 15
Owner - Same
Premises affected - 6830 S. Talman Avenue
Subject - Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional shelter for 8 people in an RS-3 Residential Single-Unit (Detached House) District.
- 283-07-Z Map 14-J RS-3 Residential Single-Unit (Detached House) Line No.: 235
Applicant - Gerardo Torres Ward: 15
Owner - Same
Premises affected - 3447 W. 61st Place
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, the division of an improved zoning lot the building at 3447 W. 61st Place shall have an east side yard of 1.73' instead of 20' and to reduce the combined side yards to 1.73' instead of 5'.
- 284-07-S Map 7-J C1-2 Neighborhood Commercial Line No.: 290
Applicant - Staffing Group West NVOP, Inc. Ward: 35
Owner - Province LLC
Premises affected - 2934 N. Milwaukee Avenue
Subject - Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day laborer facility in a C1-2 Neighborhood Commercial District.

- 285-04-A Map 9-K RS-3 Residential Single-Unit (Detached House) Line No.: 236
Applicant - Justo Matos Ward: 31
Owner - Amado Garcia and Justo Matos
Premises affected - 4322-24 W. School Street
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the division of an improved zoning lot in an RS-3 Residential Single-Unit (Detached House) District. The zoning lot was subdivided in 2006 by a 3rd party. The property owner of the lot at 4324 W. School brings this appeal. The building at 4322 W. School shall have a .61' west side yard instead of 2' and the combined side yards shall be 3.44' instead of 5'.
- 286-07-A Map 5-H RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 239
Applicant - William Barnes Ward: 32
Owner - Same
Premises affected - 1943 W. Wolcott Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the removal and relocation of a rear dwelling unit on a lot in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. The lot contains two residential building and is a non-conforming. Section 17-15-0304-B Intentional Destruction states when a structure containing a nonconforming use is intentionally damaged by causes within the control of the owner, re-establishment of nonconforming use is prohibited. This building has to be removed from its original foundation, moved 12 feet south and this is not permitted.
- 287-07-Z Map 5-H RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 186
Applicant - William Barnes Ward: 32
Owner - Same
Premises affected - 1943 W. Wolcott Avenue
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 2-story rear addition to the building located at the front of this zoning lot. The addition shall have a combined side yards of zero on the north and 2.95' on the south and to reduce the rear yard open space to zero instead of 194 sq. ft.
- 289-07-S Map 9-G B2-3 Neighborhood Mixed-Use Line No.: 240
Applicant - Sinead Salon and Spa Ward: 44
Owner - 3414 N. Sheffield Partners LLC
Premises affected - 3416 N. Sheffield Avenue
Subject - Application for a special use under Article 11 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 B2-3 Neighborhood Mixed-Use District.
- 290-07-S Map 4-E DX-7 Downtown Mixed-Use Line No.: 241
Applicant - A L Garman Corp. Ward: 21
Owner - Motor Row Lofts, LTD
Premises affected - 1442 S. Michigan Avenue
Subject - Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a liquor store (package goods) in a DX-7 Downtown Mixed-Use District.

- 291-07-Z Map 8-H RS-3 Residential Single-Unit (Detached House) Line No.: 109
Applicant - Amy Chow Ward: 11
Owner - Same
Premises affected - 1624 W. 33rd Street
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 1 and 2-story rear addition which will reduce the 20.4' unobstructed open space, on a through lot, to zero.
- 292-07-Z Map 15-M RS-2 Residential Single-Unit (Detached House) Line No.: 108
Applicant - Danuta & Edward Stachurski Ward: 45
Owner - Same
Premises affected - 6214 W. Holbrook Street
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed 2 ½-story car garage measuring 711 sq. ft. and to reduce the rear yard open space from 800 sq. ft. to 675 sq. ft. for an existing 2 dwelling unit building.
- 293-07-Z Map 28-F RS-3 Residential Single-Unit (Detached House) Line No.: 243
Applicant - Roseland Community Good News Day Care Corp. Ward: 34
Owner - Pearlene Willis
Premises affected - 214-18 W. 113th Street
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 1-story day care center whose rear yard shall be 23' instead of 37.30' and each side yards shall be zero instead of a combined 12'.
- 294-07-Z Map 7-N RS-3 Residential Single-Unit (Detached House) Line No.: 127
Applicant - Joseluis Gonzalez Ward: 36
Owner - Same
Premises affected - 2523 N. Mont Clair Avenue
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story rear addition to a 2 dwelling unit whose south side yard shall be 11" instead of 2' and to reduce the combined side yards to 3.59' instead of 5'.
- 295-07-A Map 7-G B3-2 Community Shopping Line No.: 131
Applicant - LaSalle Bank Ward: 32
Owner - Same
Premises affected - 3111 N. Ashland Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a substitution of use of a bank to be substituted for a former electronic and clothing store in a B3-2 Community Shopping District. The bank use requires 9 parking spaces. The applicant will not provide required parking.

- 296-07-Z Map 20-F RS-3 Residential Single-Unit (Detached House) Line No.: 244
Applicant - Look Up and Live Church Ward: 21
Owner - Gary Thomas
Premises affected - 649-71 W. 83rd Street
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a church building whose north front yard shall be 2' instead of 20', rear south yard shall be zero instead of 30' and the west side yard shall be zero instead of 12'.
- 297-07-Z Map 10-E RM-5 Residential Multi-Unit Line No.: 245
Applicant - Mina Jackson (Buyer) Ward: 3
Owner - Patsy M. Harris
Premises affected - 4207 S. Dr. Martin Luther King Jr. Drive
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 3-story single family residence whose front yard shall be 5' instead of 15', the combined side yards shall be zero instead of 4' with neither yard less than 2'.
- 298-07-Z Map 10-D RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 248
Applicant - 44th & Berkeley Avenue, LLC Ward: 4
Owner - Same
Premises affected - 4331 S. Berkeley Avenue
Subject - Application for a variation under Article 11 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 north and south side yards shall be zero and the combined side yard shall be zero instead of 3.6'.
- 299-07-Z Map 10-D RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 249
Applicant - 44th & Berkeley Avenue, LLC Ward: 4
Owner - Same
Premises affected - 4332 S. Berkeley Avenue
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story 2 dwelling unit building whose north and south side yard shall be zero and the combined side yard shall be zero instead of 4.1'.
- 300-07-Z Map 10-D RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 250
Applicant - 44th & Berkeley Avenue, LLC Ward: 4
Owner - Same
Premises affected - 4464 S. Berkeley Avenue
Subject - Application for a variation under Article 11 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 north and south side yards shall be zero, whose combined side yards shall be zero instead of 3.3' and to reduce the front yard set back to 13' instead of 15'.

301-07-S Map 28-H B3-1 Community Shopping Line No.: 280
Applicant - Morgan Park Development Corp. Ward: 34
Owner - Same
Premises affected - 11157 S. Vincennes Avenue
Subject - Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a fast food restaurant with drive thru facility in a B3-1 Community Shopping District.

302-07-S Map 15-G B3-2 Community Shopping Line No.: 281
Applicant - Giannoulis Enterprises, LP Ward: 48
Owner - Same
Premises affected - 5948-60 N. Broadway
Subject - Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a banking facility with drive thru facility in a B3-2 Community Shopping District.

303-07-Z Map 9-F RM-5 Residential Multi-Unit Line No.: 129
Applicant - Mark Keilman Ward: 44
Owner - Same
Premises affected - 740 W. Melrose Street
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 4-story 3 dwelling unit building whose front yard shall be 4'-4" instead of 12.3', to reduce the east side yard to 1'4" instead of 2.0', to eliminate 135 sq. ft. of rear open space and to increase the height to 49.34' instead of 45'.

304-07-A Map 3-G PMD #3 Planned Manufacturing Line No.: 285
Applicant - 1115 N. North Branch, LLC Ward: 32
Owner - Same
Premises affected - 1115-19 N. North Branch Street
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the appellant to establish as an accessory, public place of amusement (a disc jockey booth) within an existing tavern restaurant in a PMD #3 Planned Manufacturing District.

CONTINUANCES

- 232-07-S Map 2-F DX-12 Downtown Mixed-Use Line No.: 184
Applicant - Church of Scientology of Illinois, an Illinois not-for-profit corporation Ward: 2
Owner - Same
Premises affected - 650 S. Clark Street
Subject - Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a religious assembly within an existing 7-story building in a DX-12 Downtown Mixed-Use District.
- 239-07-S Map 15-H RS-3 Residential Single-Unit (Detached House) Line No.: 155
Applicant - Lutheran Social Services of Illinois Ward: 40
Owner - Same
Premises affected - 6117 N. Hamilton Avenue
Subject - Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional shelter for recovering alcoholic in an RS-3 Residential Single-Unit (Detached House) District.
- 245-07-S Map 4-H B3-2 Community Shopping Line No.: 89
Applicant - Francisco J. Torres Ward: 25
Owner - Francisco Sanchez
Premises affected - 2240 W. Cermak Road
Subject - Application for a special use under Article 11 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 B3-2 Community Shopping District.