

CITY OF CHICAGO
ZONING BOARD OF APPEALS
PUBLIC HEARING, FRIDAY, MAY 18, 2007, Room 201A
City Council Chamber, 121 N. LaSalle Street
9:00 A.M.

- 164-07-Z Map 8-H RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 93
Applicant - Phill Chavez and Teresa Lukasik Ward: 11
Owner - Same
Premises affected - 3542 S. Seeley 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 2nd floor rear floor addition whose front yard shall be 9'-6" instead of 20' and the combined side yards shall be 4'-3" (1'-3" on the north and 3' on the south) instead of 5' with neither yard less than 2'.
- 165-07-A Map 13-O RS-2 Residential Single-Unit (Detached House) Line No.: 571
Applicant - Zbigniew Galazka Ward: 41
Owner - Same
Premises affected - 7626-30 W. Foster Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a commercial use to be establish in a building in an RS-2 Residential Single-Unit (Detached House) District. There has been no license on file for this property for the last 18 months and therefore the commercial use is deemed to be abandoned.
- 166-07-S Map 10-E RM-5 Residential Multi-Unit Line No.: 95
Applicant - 3947-55 King Dr Oakwood LLC Ward:
Owner - Same
Premises affected - 417 E. Oakwood Boulevard
Subject - Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed off-site non-accessory parking lot, in an RM-5 Residential Multi-Unit District to serve the residential building at 405 E. Oakwood.
- 167-07-Z Map 10-E RM-5 Residential Multi-Unit Line No.: 96
Applicant - 3947-55 King Dr Oakwood LLC Ward:
Owner - Same
Premises affected - 417 E. Oakwood Boulevard
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, an off-site non-accessory parking lot whose front yard shall be 7' instead of 15' and the east yard shall be zero instead of 1'6".
- 168-07-S Map 11-J B1-3 Neighborhood Shopping Line No.: 98
Applicant - Frank's Barber Shop Ward: 33
Owner - Mike Byrne
Premises affected - 3218 W. Montrose 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 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.

- 169-07-S Map 3-G B1-2 Neighborhood Shopping Line No.: 99
Applicant - Baci Hair and Nail Salon Ward: 27
Owner - JML Development
Premises affected - 947 N. Ashland 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.
- 170-07-A Map 14-E RS-3 Residential Single-Unit (Detached House) Line No.: 101
Applicant - Mohammed Khaledodeh Ward: 20
Owner - Same
Premises affected - 425 E. 61st Street
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to establishment of a business license to sell tobacco products in an existing grocery store in an RS-3 Residential Single-Unit (Detached House) District.
- 171-07-Z Map 16-G RS-3 Residential Single-Unit (Detached House) Line No.: 72
Applicant - C.R.I. Development Ward: 17
Owner - Michaelle Latchan
Premises affected - 6932 S. Bishop 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, the division of an improved zoning lot, the remaining structure shall have a 3.18 combined side yards (zero on the north and 3.18' on the south) with no yard less than 2'.
- 172-07-A Map 16-G RS-3 Residential Single-Unit (Detached House) Line No.: 102
Applicant - Zion City M.B. Church Ward: 17
Owner - Same
Premises affected - 950 W. 69th Street
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow food sales within a church in an RS-3 Residential Single-Unit (Detached House) District. The Zoning Board of Appeals have no record of the church has been lawfully established.
- 173-07-Z Map 5-H RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 103
Applicant - Mary Bucaro Ward: 32
Owner - Same
Premises affected - 2151 W. Caton 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 1-story addition whose east side yard shall be 1.4', 12.63' for the rear instead of 21.5' and the open space shall be reduced to 120 sq. ft instead of 167 sq. ft.

174-07-S Map 15-J B3-1 Community Shopping Line No.: 104
Applicant - Tanya Enterprises, LLC Ward: 39
Owner - Same
Premises affected - 3401-11 W. Peterson 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 proposed restaurant with drive-thru facility in a B3-1 Community Shopping District.

175-07-Z Map 28-F RS-2 Single Family Line No.: 107
Applicant - Thomas and Claudia Young Ward: 19
Owner - Same
Premises affected - 11137 S. Washtenaw Avenue
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Single Family District, a proposed second floor rear addition whose rear yard shall be 9' instead of 35.26'.

176-07-S Map 20-G B3-1 Community Shopping Line No.: 110
Applicant - T-Mobile Central LLC Ward: 21
Owner - LaSalle Building Corporation
Premises affected - 8616 S. Racine 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 120 foot monopole for a wireless communication facility in a B3-1 Community Shopping District.

177-07-Z Map 20-G B3-1 Community Shopping Line No.: 111
Applicant - T-Mobile Central LLC Ward: 21
Owner - LaSalle Building Corporation
Premises affected - 8616 S. Racine Avenue
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in B3-1 Community Shopping District, a proposed monopole for a wireless communication facility to be 120 feet tall.

178-07-A Map 10-I RS-3 Residential Single-Unit (Detached House) Line No.: 113
Applicant - Renato Hernandez Ward: 14
Owner - Same
Premises affected - 2959 W. 40th Street
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to establish a grocery store in an RS-3 Residential Single-Unit (Detached House) District. On October 5, 2005 a substitution of use was granted to allow a grocery store for a club. Appellant never obtain a business license.

179-07-S Map 17-H C2-2 Motor Vehicle-Related Commercial Line No.: 114
Applicant - McDonald's Corporation a Delaware Corporation Ward: 49
Owner - Same
Premises affected - 6740 N. Clark Street
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in a C2-2 Motor Vehicle-Related Commercial District, establishment of a fast-food restaurant with drive-thru facility.

180-07-S Map 5-I B3-5 Community Shopping Line No.: 115
Applicant - Brighton Development, LLC Ward: 35
Owner - Same
Premises affected - 3038 W. Armitage Avenue/ 2000-10 N. Whipple Street
Subject - Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor a in a B3-5 Community Shopping District.

181-07-Z Map 5-I B3-5 Community Shopping Line No.: 116
Applicant - Brighton Development, LLC Ward: 35
Owner - Same
Premises affected - 3038 W. Armitage Avenue/ 2000-10 N. Whipple Street
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-5 Community Shopping District, a proposed five-story 32 dwelling unit with commercial use whose rear yard shall be 18'-6" instead of 30' and to eliminate a required loading berth.

182-07-A Map 8-H RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 117
Applicant - 3552 S. Seeley LLC Ward: 11
Owner - Same
Premises affected - 3552-56 S. Seeley Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow two (2) residential buildings to be located on the same zoning lot and to allow a driveway to be accessed from a street when the zoning lot has access to an improved alley, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. Section 17-1-1300 states no more than one principal detached residential building may be located on a zoning lot that contains any other principal building.

183-07-Z Map 8-H RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 118
Applicant - 3552 S. Seeley LLC Ward: 11
Owner - Same
Premises affected - 3552-56 S. Seeley 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 ten dwelling-unit building (in a former church) whose front yard shall be 2'-6" instead of 15', to eliminate rear yard open space instead of 813 square feet and to allow parking in the north side yard to be zero instead of 5'.

184-07-Z Map 1-H RS-3 Residential Single-Unit (Det House)/RM-5 Res Multi-Unit Line No.: 119
Applicant - Saints Volodymyr and Olha Ukrainian Catholic Parish Ward:
Owner - Same
Premises affected - 2210 W. Superior Street
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House)/RM-5 Residential Multi-Unit Districts, a proposed expansion of a non-accessory parking lot for a church whose front yard prohibition shall be 7' instead of 20'

185-07-S Map 10-I B3-2 Community Shopping Line No.: 120
Applicant - Gilberto Guerrero Ward: 12
Owner - Same
Premises affected - 2533 W. 43rd 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 beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use with residential use below the 2nd floor in a B3-2 Community Shopping District.

- 186-07-Z Map 14-N RS-2 Single Family Line No.: 121
Applicant - Genoveva and Jorge Ortega Ward: 23
Owner - Same
Premises affected - 5612 S. Narragansett Avenue
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Single Family District, the establishment of a second story addition to single family residence whose front yard shall be 15.35' instead of 20'.
- 187-07-Z Map 2-F M1-2 Limited Manufacturing Line No.: 122
Applicant - Lively Stone M.B. Church Ward: 24
Owner - Same
Premises affected - 4452-54 W. Harrison Street
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in a M1-2 Limited Manufacturing District, a proposed day care center whose front yard shall be zero instead of 20'.
- 188-07-S Map 8-J B3-1 Neighborhood Shopping Line No.: 24
Applicant - Irv Barr Ward: 22
Owner - Same
Premises affected - 3101 S. Pulaski 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 currency exchange with a drive-thru facility in a B3-1 Neighborhood Shopping District.
- 189-07-A Map 12-E RM-5 Residential Multi-Unit Line No.: 125
Applicant - Construction Trades Associations, Inc. -Art Gurevich Ward: 4
Owner - Same
Premises affected - 4956 S. Champlain Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow an accessory parking space to be accessed from the street when an improved alley exists. The appellant claims a utility pole blocks the 6th parking space and therefore a parking space must come off a street in an RM-5 Residential Multi-Unit District.
- 190-07-A Map 9-G RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 126
Applicant - Chad Monteith Ward: 44
Owner - Same
Premises affected - 1324 W. School Street
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow an accessory structure (garage) which is 18 feet in height. The height of an accessory structure shall not exceed 15 feet in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District.

191-07-Z Map 15-N RS-2 Single Family Line No.: 128
Applicant - John Givargis Ward: 41
Owner - Same
Premises affected - 6818 W. Palatine Avenue
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Single Family District, a proposed front deck whose front yard shall be 10.55' instead of 20'.

192-07-Z Map 7-L RS-3 Single Family Line No.: 400
Applicant - Joseph Stoch Ward: 35
Owner - Same
Premises affected - 3072 N. Elbridge Avenue
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Single Family District, the division of an improved zoning lot. The existing 1½ story single family residence shall have a 0.2" for each side yard instead of 2' and the total combined side yards shall be 0.4" with neither yard less than 2'.

193-07-S Map 12-D B3-2 Neighborhood Shopping Line No.: 124
Applicant - Jes A Cut'N LLC Ward: 4
Owner - Univeristy of Chicago
Premises affected - 1431 E. Hyde Park Boulevard
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 Neighborhood Shopping District.

194-07-Z Map 11-J RT-4 Multi-Unit Line No.: 133
Applicant - Salvador Perez Ward: 33
Owner - Same
Premises affected - 4625 N. Lawndale Avenue
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Multi-Unit District, a 4th dwelling unit to be added to the site without providing a 4th required parking space.

195-07-Z Map 22-F RS-2 Residential Single-Unit (Detached House) Line No.: 134
Applicant - Corinne Gaines Ward: 21
Owner - Same
Premises affected - 8940 S. Eggleston 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 7 foot (wood) fence within the rear and side yards. The rear yard shall be zero instead of 35' and the side yards shall be zero instead of 2.5'.

196-07-S Map 3-H B3-2 Community Shopping Line No.: 135
Applicant - Subrena A. Eli d/b/a Instuition Boutique Ward: 1
Owner - Al M. Kaye
Premises affected - 1657 W. Division 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 fortune teller in a B3-2 Community Shopping District.

197-07-S Map 3-G B3-2 Community Shopping Line No.: 136
Applicant - Ronald A. Vari Jr. Ward: 27
Owner - Same
Premises affected - 813 N. May Street
Subject - Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the second floor in a 3-story two-dwelling unit building in a B3-2 Community Shopping District.

198-07-Z Map 3-G B3-2 Community Shopping Line No.: 137
Applicant - Ronald A. Vari Jr. Ward: 27
Owner - Same
Premises affected - 813 N. May Street
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-2 Community Shopping District, a proposed 3-story two-dwelling unit building whose rear yard shall be 1'-4" instead of 30'.

199-07-S Map 20-G B1-1 Neighborhood Shopping Line No.: 561
Applicant - Memorial Missionary Baptist Church Ward: 21
Owner - Curtis Watson
Premises affected - 1546 W. 87th 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 facility in a B1-1 Neighborhood Shopping District.

200-07-S Map 20-G RS-3 Residential Single-Unit (Detached House) Line No.: 138
Applicant - Memorial Missionary Baptist Church Ward: 21
Owner - Curtis Watson
Premises affected - 8642 S. Justine Street
Subject - Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot, in an RS-3 Residential Single-Unit (Detached House) District, to serve a church at 1546 W. 87th Street.

- 201-07-S Map 11-G C1-5 Neighborhood Commercial Line No.: 140
Applicant - Jesus People USA Ward: 46
Owner - Same
Premises affected - 931-39 W. Wilson 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 private elementary and high schools in a C1-5 Neighborhood Commercial District.
- 202-07-S Map 11-G RT-4 Residential Multi-Family Line No.: 141
Applicant - Jesus People USA Ward: 46
Owner - Same
Premises affected - 909-11 W. Eastwood Avenue
Subject - Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking accessory lot, in an RT-4 Residential Multi-Family District, to serve the school at 931 W. Wilson.
- 203-07-Z Map 11-G RT-4 Residential Multi-Family Line No.: 142
Applicant - Jesus People USA Ward: 46
Owner - Same
Premises affected - 909-11 W. Eastwood Avenue
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Multi-Family District, a proposed off-site parking lot whose front yard shall be zero instead of 15'.
- 204-07-S Map 28-E B3-2 Community Shopping Line No.: 143
Applicant - Chavon M. Walton Ward: 9
Owner - Dewey Suster
Premises affected - 11445 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 barber shop and 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.
- 205-07-Z Map 5-J C1-1 Neighborhood Commercial Line No.: 154
Applicant - Susana M. Valle Ward: 26
Owner - Same
Premises affected - 3636 W. Armitage Avenue
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-1 Neighborhood Commercial District, a banquet facility with a public place of amusement license.

- 206-07-A Map 7-L RS-3 Residential Single-Unit (Detached House) Line No.: 158
Applicant - Susan Lee Ward: 31
Owner - JIA Development
Premises affected - 2434-36 N. Laramie Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the substitution of a commercial unit for a residential unit in an RS-3 Residential Single-Unit (Detached House) District.
- 207-07-Z Map 14-D RM-5 Residential Multi-Unit Line No.: 546
Applicant - 6240 S. Kimbark, Inc. Ward: 20
Owner - Same
Premises affected - 6240 S. Kimbark Avenue
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, permit a 4-story ten-dwelling unit building whose combined side yards shall be zero instead of 9.5' with neither yards less than 3.8' to allow for parking in the side yards and to eliminate 390 square feet of open space.
- 208-07-Z Map 5-G B3-3 Community Shopping Line No.: 79
Applicant - Roman Popovych Ward: 26
Owner - Same
Premises affected - 2001-03 W. Race Avenue/510-18 N. Damen Avenue
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-3 Community Shopping District, a proposed 4-story six-dwelling unit building whose front setback shall be zero instead of 3.85', combined side yards shall be 4' (4' on the west and zero on the east) instead of 9.6' with neither yard less than 3.84' and the rear setback shall be zero instead of 30'.
- 209-07-Z Map 13-L RS-3 Residential Single-Unit (Detached House) Line No.: 551
Applicant - Shah Akhtar Ward: 45
Owner - Same
Premises affected - 5134-36 W. Foster Avenue
Subject - Application for a variation under Article 11 of the zoning ordinance, in an RS-3 Residential Single-Unit (Detached House) District, to divide an improved zoning lot. The remaining building shall be a single family residence and shall have a .40' east side yard instead of 2.32' and to reduce the combined side yards shall be 5.4'.
- 210-07-S Map 3-G C3-5 Commercial, Manufacturing and Employment Line No.: 22
Applicant - Fremont Partners III, L.L.C. Ward: 43
Owner - Same
Premises affected - 1523 N. Fremont 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 six-story hotel in a C3-5 Commercial, Manufacturing and Employment District.

CONTINUANCES

- 51-07-Z Map 43 RM-4.5 Residential Multi-Unit Line No.: 493
Applicant - BGD & C Corporation Ward: 43
Owner - Same
Premises affected - 1842-46 N. Howe Street
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, a proposed 3-story single family residence whose rear yard shall be 22' instead of 34'-10".
- 68-07-S Map 2-E DC-16 Downtown Core Line No.: 560
Applicant - Continental Assurance Company Ward: 2
Owner - Same
Premises affected - 333 S. Wabash Avenue
Subject - Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of two high rise business identification signs. The signs will be 580 feet above grade and located on the north and south facade in a DC-16 Downtown Core District.
- 111-07-Z Map 3-F RM-5 Residential Multi-Unit Line No.: 473
Applicant - 1456 Wieland, LLC Ward: 27
Owner - Same
Premises affected - 1456 N. Wieland 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 5-story 4 dwelling unit building whose side yards shall be zero instead of a combined 5' with neither yard less than 2' and to move the garage door to 9.5' instead of 20'.
- 128-07-Z Map 2-F DC-16 Downtown Core Line No.: 85
Applicant - LQ Acquisition Properties, L.L.C. Ward: 2
Owner - Same
Premises affected - 1 S. Franklin Street
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in DC-16 Downtown Core District, the elimination of the 1 required loading berth for a proposed 10-story office building.
- 129-07-S Map 22-E B3-2 Community Shopping Line No.: 53
Applicant - Y-Land Chicago 87th LLC Ward: 6
Owner - Same
Premises affected - 745-55 E. 87th Street/8700 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 bank with drive thru facility in a B3-2 Community Shopping District.
- 151-07-S Map 11-K B3-2 Community Shopping Line No.: 84
Applicant - Fifth Third Bank Ward: 39
Owner - Yun Hee Park
Premises affected - 4017-25 W. Lawrence 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 bank with a drive thru facility in a B3-2 Community Shopping District.