

CITY OF CHICAGO
ZONING BOARD OF APPEALS
PUBLIC HEARING, FRIDAY, JUNE 15, 2007, Room 200
City Council Chamber, 121 N. LaSalle Street
9:00 A.M.

- 211-07-S Map 20-G B1-1 Neighborhood Shopping Line No.: 130
Applicant - Otis L. Allen, Holy Covenant Missionary Baptist Church Ward: 21
Owner - Holy Covenant Missionary Baptist Church
Premises affected - 8302-12 S. Halsted 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 proposed religious facility in a B1-1 Neighborhood Shopping District.
- 212-07-Z Map 7-N RS-2 Residential Single-Unit (Detached House) Line No.: 90
Applicant - Zbigniew Lepkowski Ward: 36
Owner - Same
Premises affected - 6965 W. Fletcher 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 to an existing 2 dwelling unit building. The variation is to allow the increase of the floor area ration from .65' to .75' (724 sq. ft.).
- 213-07-S Map 1-L RS-3 Residential Single-Unit (Detached House) Line No.: 97
Applicant - Ashunti Residential Management System Ward: 37
Owner - Rodrigo Guamon
Premises affected - 4944 W. Huron 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 transitional shelter in an RS-3 Residential Single-Unit (Detached House) District.
- 214-07-S Map 5-J B3-1 Community Shopping Line No.: 92
Applicant - Luz Delia Ortiz Ward: 35
Owner - Ana Laboy
Premises affected - 3238 W. Armitage 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 B3-1 Community Shopping District.
- 215-07-Z Map 5-L M1-1 Limited Manufacturing/Business Park Line No.: 221
Applicant - Sethness Greenleaft, Inc. Ward: 37
Owner - Same
Premises affected - 1826 N. Lorel Avenue
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in a M1-1 Limited Manufacturing/Business Park District, a 1-story rear addition to a commercial building whose rear yard set back shall be 5' instead of 30'.

216-07-Z Map 7-N RS-2 Residential Single-Unit (Detached House) Line No.: 160
Applicant - Williams Vandiver Ward: 33
Owner - Same
Premises affected - 3035 N. Natchez 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, an 1-story rear addition to an exiting single family residence whose total combined side yards shall be 7.79' (2.9' on the north and 4.88' on the south) instead of 12'.

217-07-S Map 11-I C1-2 Neighborhood Commercial Line No.: 162
Applicant - Jolanta Whipple Ward: 33
Owner - Same
Premises affected - 4318 N. California 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 4-story 11 dwelling unit building in a C1-2 Neighborhood Commercial District with residential use below the 2nd floor.

218-07-Z Map 11-I C1-2 Neighborhood Commercial Line No.: 161
Applicant - Jolanta Whipple Ward: 33
Owner - Same
Premises affected - 4318 N. California Avenue
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-2 Neighborhood Commercial District, a proposed 4-story 11 dwelling unit building whose minimum lot area shall be reduced to 10,080 sq. ft. instead of 11,000 sq. ft.

219-07-Z Map 12-N RS-2 Residential Single-Unit (Detached House) Line No.: 163
Applicant - Richard V. Dudlo Ward: 23
Owner - Same
Premises affected - 5317 S. Newland 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 2-story addition to a single family residence whose front yard shall be 14.8' instead of 20' and to reduce the combined side yards to 7.9' (3.9' on the south and 4' on the north) instead of 12'.

220-07-S Map 6-K B3-1 Community Shopping Line No.: 164
Applicant - McDonald's Corporation Ward: 22
Owner - Same
Premises affected - 4434 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.

- 221-07-Z Map 9-H RS-3 Residential Single-Unit (Detached House) Line No.: 166
Applicant - Terrance L. Sullivan Ward: 47
Owner - Same
Premises affected - 1905 W. Byron 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 2 ½-story single family residence whose front yard shall be 10' instead of 20', to reduce the combined side yard to zero each and to reduce the rear yard open space to 210 sq. ft. instead of 235 sq. ft.
- 222-07-A Map 16-L RS-2 Residential Single-Unit (Detached House) Line No.: 169
Applicant - David and Rebecca DeJesus Ward: 13
Owner - Same
Premises affected - 5133 W. 64th Place
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a garage to be accessed from a public street. Garage doors must have a set back of 20 feet from the front property line (a public street) to prevent obstruction of the side walk by parked cars. This lot is 140' deep and is not substandard. There is a driveway from 64th Place which allows access to the garage. This is in an RS-2 Residential Single-Unit (Detached House) District.
- 223-07-A Map 1-H RS-3 Residential Single-Unit (Detached House) Line No.: 170
Applicant - Lee Sustar and Tamiz Haiderali Ward: 26
Owner - Same
Premises affected - 1934 W. Race Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 3rd dwelling unit which is located at grade to be considered lawful. Department of Water records from 1948 state there are only two (2) dwelling units on site in an RS-3 Residential Single-Unit (Detached House) District.
- 224-07-Z Map 5-F RM-4.5 Residential Multi-Unit Line No.: 173
Applicant - Mary and Charles Phillips Ward: 43
Owner - Same
Premises affected - 1905 N. Larrabee 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 2-story rear addition to a single family residence, whose combined side yards shall be 3.34' (2" on the north and 3'-2" on the south) instead of 5' with neither yard less than 2'.
- 225-07-S Map 1-F DX-7/12 Downtown Mixed-Use Line No.: 247
Applicant - Erie Canal, LLC Ward: 42
Owner - Same
Premises affected - 5-9 W. Erie 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 non-accessory parking lot in a DX-7/12 Downtown Mixed-Use District.

- 226-07-Z Map 3-H RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 112
Applicant - Michael Breheny Ward: 1
Owner - Michael and Jennifer Breheny
Premises affected - 1413 N. Paulina 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 2 ½-story 2 dwelling unit building whose front yard shall be 5'-3" instead of 12' and the combined side yards shall be zero (zero on each side) instead of 4' with neither yard less than 2'.
- 227-07-Z Map 18-C RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 177
Applicant - KRII Property Development LLC Ward: 5
Owner - Same
Premises affected - 7238 S. Cornell 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 6 dwelling unit building whose minimum lot area shall be 5,550 sq. ft. instead of 6,000 sq. ft., to eliminate one required parking space, to eliminate 390 sq. ft. of open space. The permit appears to have been self-certified by an architect.
- 228-07-S Map 15-J B3-1 Community Shopping Line No.: 181
Applicant - Toms Chicken Enterprises, Inc. Ward: 39
Owner - Evangelia Travlos
Premises affected - 3357 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.
- 229-07-S Map 3-J RS-3 Residential Single-Unit (Detached House) Line No.: 182
Applicant - YMCA of Metropolitan Chicago Ward: 27
Owner - The Catholic Bishop of Chicago
Premises affected - 816-24 N. Hamlin 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 community center in an RS-3 Residential Single-Unit (Detached House) District.
- 230-07-S Map 3-I B3-2 Community Shopping Line No.: 203
Applicant - Urban View Development Group, LLC Ward: 1
Owner - Romeo Kapudija
Premises affected - 2409 W. Walton Street/916 N. Western 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 13 dwelling, plus a 3-story addition, unit building in a former church and school, with residential use below the 2nd floor in a B3-2 Community Shopping District.

231-07-Z Map 3-I B3-2 Community Shopping Line No.: 204
Applicant - Urban View Development Group, LLC Ward: 1
Owner - Romeo Kapudija
Premises affected - 2409 W. Walton Street/916 N. Western Avenue
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in B3-2
Community Shopping District, a proposed 3 and 4-story 13 dwelling unit building whose
minimum lot size shall be 12,987 sq. ft. instead of 13,000 sq. ft.

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.

- 233-07-Z Map 26-H RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 83
Applicant - Raymond Barskus Jr. Ward: 19
Owner - RRDM Walden, LLC
Premises affected - 10428 S. Walden Parkway
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story 5 town house building whose front wall facing the side of the property line shall be 3'-6" instead of 12', to place the open space (200 sq. ft.) on the top of a roof deck and to place the roof top stairs enclosure 5'-6" from the front property line instead of 20'.
- 234-07-Z Map 24-G RS-2 Residential Single-Unit (Detached House) Line No.: 167
Applicant - Jeanette Castro Ward: 21
Owner - Same
Premises affected - 9637 S. Morgan 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 front yard shall be 14' instead of 20', the north side yard shall be 4'-8" instead of 5', a combined side yards of 25.34' shall remain.
- 235-07-A Map 16-E RS-3 Residential Single-Unit (Detached House) Line No.: 188
Applicant - Rholunda DeMar Ward:
Owner - Lonnie DeMar
Premises affected - 6840-42 S. Calumet Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow two additional dwelling units to be lawfully established within the basement. A lawful dwelling unit in the rear building exists in an RS-3 Residential Single-Unit (Detached House) District.
- 236-07-S Map 1-I Planned Manufacturing #4 Line No.: 191
Applicant - Jamil A. Khan Ward:
Owner - Same
Premises affected - 228 N. Washtenaw 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 body shop in a Planned Manufacturing #4 District.
- 237-07-Z Map 9-O RS-2 Residential Single-Unit (Detached House) Line No.: 192
Applicant - Anna Scoboewski Ward: 36
Owner - Derek and Anna Scoboewski
Premises affected - 3412-18 N. Ozanam 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, the division of an improved zoning lot. The remaining house at 3418 N. Ozanam shall have a 3.08' south side yard and 2.86' on the north side yard, the combined side yards shall be 5.94' instead of 9'.

- 238-07-Z Map 3-J B3-1 Community Shopping Line No.: 193
Applicant - Charles Miller Ward: 27
Owner - Same
Premises affected - 939 N. Pulaski Road
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-1
Community Shopping District, a public place of amusement license within 125' of an RS-3
Zoning 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.
- 240-07-S Map 16-F RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 149
Applicant - Samuel Sams-New Birth Kingdom Ministries International Ward: 6
Owner - City of Chicago
Premises affected - 7025 S. Princeton 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 lot in an RT-4 Residential Two-Flat,
Townhouse and Multi-Unit District, to serve a church located at 304 W. 71st Street.
- 241-07-Z Map 16-F RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 150
Applicant - Samuel Sams-New Birth Kingdom Ministries International Ward: 6
Owner - City of Chicago
Premises affected - 7025 S. Princeton 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 accessory parking lot in an RT-4 Residential
Two-Flat, Townhouse and Multi-Unit District, that with be shared with parking lot a Chicago
Public School.
- 242-07-Z Map 16-F RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 151
Applicant - Samuel Sams-New Birth Kingdom Ministries International Ward: 6
Owner - City of Chicago
Premises affected - 304 W. 71st 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 religious facility whose front
yard shall be zero instead of 15', the west side yard shall be 1'-8" instead of 8.4', the rear yard
shall be 1'-3" instead of 52.83'.

243-07-S Map 9-K B3-1 Community Shopping Line No.: 01
Applicant - Sara J. Johns Ward: 30
Owner - Robert Berry
Premises affected - 4746 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.

244-07-S Map 16-G B3-2 Community Shopping Line No.: 152
Applicant - Elise Akplo Ward: 20
Owner - Palm Realty Co.
Premises affected - 6518 S. Halsted 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 in a B3-2 Community Shopping 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.

246-07-S Map 20-H B3-2 Community Shopping Line No.: 222
Applicant - Area Wide 79th/Western, LLC Ward: 18
Owner - Same
Premises affected - 7901-17 S. Western Avenue/2325 W. 79th 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 drug store with drive thru facility in a B3-2 Community Shopping District.

247-07-S Map 20-H B3-2 Community Shopping Line No.: 223
Applicant - Area Wide 79th/Western, LLC Ward: 18
Owner - Same
Premises affected - 7919-25 S. Western Avenue/2328-54 W. 79th Place
Subject - Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drug store with drive thru facility in a B3-2 Community Shopping District.

- 248-07-Z Map 8-G RS-3 Residential Single-Unit (Detached House) Line No.: 195
Applicant - Cielo Ortiz Ward: 11
Owner - Same
Premises affected - 3323 S. May 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 dormer addition whose front yard shall be 14'-5" instead of 19.98', to reduce the combined side yards to 3.35' (.64' on the north side and 2.71' on the south) instead of 4.8', to reduce the rear open space to 395 sq. ft. instead of 450 sq. ft. and eliminate the one parking space. The applicant wishes to build a 2 car garage. The ordinance requires 3 parking spaces when 2 dwelling unit exist in an RS-3. The parking spaces will fit across the 24 foot property.
- 249-07-S Map 9-I B1-3 Neighborhood Shopping Line No.: 174
Applicant - MTCF LLC Ward: 33
Owner - Same
Premises affected - 3701-09 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 proposed 4-story 26 dwelling unit building with residential use below the 2nd floor in a B1-3 Neighborhood Shopping District.
- 250-07-Z Map 9-I B1-3 Neighborhood Shopping Line No.: 175
Applicant - MTCF LLC Ward: 33
Owner - Same
Premises affected - 3701-09 N. Kedzie Avenue
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-3 Neighborhood Shopping District, a proposed 4-story 26 dwelling unit building whose east rear yard shall be zero instead of 30'.
- 251-07-S Map 9-L B3-1 Community Shopping Line No.: 238
Applicant - Belmont Bank and Trust Ward: 38
Owner - Thomas Smithe
Premises affected - 5452-58 W. Belmont Avenue/3201-11 N. Linder 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 B3-1 Community Shopping District.
- 252-07-S Map 28-G RS-2 Residential Single-Unit (Detached House) Line No.: 242
Applicant - Chicago Board of Education Ward: 34
Owner - Public Building Commission of Chicago
Premises affected - 11202 S. Bishop 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 non-accessory parking lot for private passenger automobiles, in an RS-2 Residential Single-Unit (Detached House) District, to serve a Chicago Public School.

- 253-07-S Map 12-G RS-3 Residential Single-Unit (Detached House) Line No.: 183
Applicant - Vision of Chris Transitional House, Inc-James Brown Ward: 16
Owner - James E. and Fannie Brown
Premises affected - 5025 S. Elizabeth 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 transitional residence for 16 people in an RS-3 Residential Single-Unit (Detached House) District.
- 254-07-S Map 9-N B3-1 Community Shopping Line No.: 230
Applicant - Mode LLC Ward: 36
Owner - Evris Gogos
Premises affected - 3629-31 N. Harlem 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 B3-1 Community Shopping District.
- 255-07-S Map 3-G C3-5 Commercial, Manufacturing and Employment Line No.: 168
Applicant - Fremont Partners III, L.L.C. Ward: 27
Owner - Blackhawk/Halsted, LLC
Premises affected - 814 W. Eastman Street/823 W. Blackhawk 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 accessory parking lot for 60 private passenger automobiles, in a C3-5 Commercial, Manufacturing and Employment District, to serve a hotel located at 1523 N. Fremont.
- 256-07-S Map 19-O B3-1 Community Shopping Line No.: 171
Applicant - Harlem Birchwood LLC Ward: 41
Owner - Same
Premises affected - 7434-42 N. Harlem 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 bank with drive thru facility in a B3-1 Community Shopping District.
- 257-07-S Map 172 B3-1 Community Shopping Line No.: 172
Applicant - Harlem Birchwood LLC Ward: 41
Owner - Same
Premises affected - 7444-58 N. Harlem 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.

258-07-Z Map 13-G RM-6 Residential Multi-Unit Line No.: 194
Applicant - Wynstone Court Condominium Association Ward: 48
Owner - Same
Premises affected - 5506-08 N. Kenmore/1040-52 W. Catalpa Avenue
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-6 Residential Multi-Unit District, a proposed enclosed rear porch whose north side yard shall be zero instead of 10'.

CONTINUANCES

141-07-A Map 9-G RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 71
Applicant - Stephen Calk Ward: 44
Owner - Same
Premises affected - 3738 N. Janssen Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the increase in area to an garage. The lot is 25 feet wide and would allow a maximum 480 sq. ft. garage. The appellant requests 930 sq. ft. for the garage which will contain 4 parking spaces (2 in tandem) in RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit a District.

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.

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'.