CITY OF CHICAGO ZONING BOARD OF APPEALS PUBLIC HEARING FRIDAY- January 15, 2010 121 N. LaSalle Street- Room 200

01-10-SZONING DISTRICT:B3-2WARD:18APPLICANT: Area Wide 79th & Western LLCOWNER: SamePREMISES AFFECTED: 7919-25 S. Western / 2328-54 W. 79th PlaceSUBJECT: A proposed drive thru facility for a fast food restaurant.

02-10-SZONING DISTRICT:DX-7WARD:42APPLICANT: 530 N. LaSalle, LLCOWNER: LaSalle and Grand LLCPREMISES AFFECTED: 530 N. LaSalleSUBJECT: A proposed drive thru facility for a fast food restaurant.

03-10-S ZONING DISTRICT:DX-7 WARD:42

APPLICANT: 530 N. LaSalle LLC

OWNER: LaSalle and Grand LLC

PREMISES AFFECTED: 530 N. LaSalle Street

SUBJECT: A non-accessory parking lot to serve 12 private passenger vehicles outside of the Central Area Parking District.

04-10-Z ZONING DISTRICT:RS-3 WARD:37

APPLICANT: G.I.A Management, Inc.

OWNER: Catalina Sanchez

PREMISES AFFECTED: 2206 N. Menard

SUBJECT: A proposed 2 dwelling unit building whose front yard shall be 1.84' instead of 20'. the north yard shall be 1.95' instead of 2' and the combined side yards shall be 5'.

05-10-Z ZONING DISTRICT:RS-3 WARD:40

APPLICANT: Chicago Title and Trust # 10-1645

OWNER: Same

PREMISES AFFECTED: 6301-03 N. Wayne / 1314-16 W. Rosemont

SUBJECT: To establish a proposed front open deck and 3 proposed balconies on a 3 story building whose front yard, facing Wayne Street, shall be zero instead of 15'; the north side yard shall be zero instead of 5.12' and the combined side yards shall be zero instead of 12.8'.

6-10-Z ZONING DISTRICT:RM-5 WARD:44

APPLICANT: 720 W. Buckingham Inc.

OWNER: Same

PREMISES AFFECTED: 720 W. Buckingham Place

SUBJECT: The reduction of 11 dwellings to 8 dwelling units whose west yard shall be zero instead of 4.3', the east side yard shall be 2'-10", the combined side yards shall be 2'-10', the rear yard shall be 3'-1" instead of 39.38' and the rear yard open space shall be 217 square feet instead of 415 square feet.

ZONING DISTRICT:B3-2

APPLICANT: Wendy Gill

OWNER: Same

PREMISES AFFECTED: 2222 N. Geneva Terrace

SUBJECT: A proposed 3rd floor addition whose rear yard shall be zero instead of 30', on floors containing residential use.

08-10-A

07-10-Z

ZONING DISTRICT:B3-2

WARD:1

WARD:43

APPLICANT: Fuel Outdoor LLC

OWNER: Alexsandra Rodgers

PREMISES AFFECTED: 1656 W. Division

SUBJECT: To allow a wall mount off premise advertising sign which has been erected without a permit. The sign measures 24 square feet and is 5 feet above grade. There is a second off-premise sign, not erected without a permit, within 300. 17-12-1006-H (1) states: New off-premise signs proposed in B or C districts are prohibited within 300 feet of any other off-premise sign located on the same side of the *street*. The Zoning Administrator maintains both signs are illegal because they were erected without permits and are not allowed because they are within 300' of each other.

09-10-A

ZONING DISTRICT:B3-2

WARD:1

APPLICANT: Fuel Outdoor, LLC

OWNER: Same

PREMISES AFFECTED: 1656 W. Division

SUBJECT: To allow a wall mount off premise advertising sign which has been erected without a permit. The sign measures 24 square feet and is 5 feet above grade. There is a second off-premise sign, not erected without a permit, within 300. 17-12-1006-H (1) states: New off-premise signs proposed in B or C districts are prohibited within 300 feet of any other off-premise sign located on the same side of the *street*. The Zoning Administrator maintains both signs are illegal because they were erected without permits and are not allowed because they are within 300' of each other.

10-10-S APPLICANT: Enhui Yang OWNER: Blanca Aguilera PREMISES AFFECTED: SUBJECT: To establish a r	3128 N. Lincoln Avenue	WARD:22
11-10-S APPLICANT: Nail Pallet, OWNER: Joseph & Reza PREMISES AFFECTED:	Toulbi 5205 N. Clark	WARD:48
SUBJECT: To establish a r	nail salon.	
12-10-Z APPLICANT: Quentin Dei OWNER: Same	ZONING DISTRICT:RS-2 lgado	WARD:38
PREMISES AFFECTED:	ond floor addition whose south side	yard shall be 1.0' instead of

13-10-AZONING DISTRICT:RS-3WARD:11

APPLICANT: Saul Vazquez

OWNER: Same

PREMISES AFFECTED: 915 W. 32nd Street

SUBJECT: To allow the establishment of 6 dwelling unit in an RS-3. City records (1977 permit) show there was a store on the 1st floor front of the building. The applicant wishes to substitute a dwelling unit for a commercial unit.

14-10-AZONING DISTRICT:RT-4WARD:32

APPLICANT: Raymond Lindt, Robert Groebner OWNER: Same PREMISES AFFECTED: 1916 W. Fletcher SUBJECT: To allow the expansion of a rear non-conforming unit by adding parking spaces which will increase the height of the rear building from 27'-10" to 32'-6".

15-10-A ZONING DISTRICT:PMD # 6 **WARD:**10

APPLICANT: Calumet River Terminal Inc.

OWNER: Same

PREMISES AFFECTED: 10740 S. Burley

SUBJECT: To appeal the decision of the Zoning Administrator which determined the applicant's use to be a motor freight terminal. The applicant believes the use is a warehouse and freight movement. The applicant and his counsel previously requested a use as a freight terminal.

16-10-SZONING DISTRICT:C1-2WARD:12APPLICANT: McDonald's CorporationOWNER: SameOWNER: SamePREMISES AFFECTED: 2609 S. KedzieSUBJECT: A proposed fast food restaurant with drive thru facility.

17-10-SZONING DISTRICT:B3-1WARD:34APPLICANT: Family Wine & Spirits, LLCOWNER: H Squared Investments, LLCPREMISES AFFECTED: 11641 S. HalstedSUBJECT: A proposed liquor store.

18-10-AZONING DISTRICT:RT-4WARD:49APPLICANT: 7634-36 N. Greenview, LLCOWNER: SamePREMISES AFFECTED: 7634-36 N. GreenviewSUBJECT: To allow 8 dwellings units to be established. The Department of Water record from1947 states seven dwelling units.

19-10-SZONING DISTRICT:B3-2WARD:46APPLICANT: Kenneth BuiOWNER: LaSalle National Bank & Trust ATUT 115338PREMISES AFFECTED: 650 W. Cornelia AvenueSUBJECT: To establish a nail salon.

20-10-AZONING DISTRICT:RS-3WARD:11APPLICANT: Yuen Mei MoyOWNER: SamePREMISES AFFECTED: 2859 S. EmeraldSUBJECT: To allow 6 dwelling units in an RS-3. The building contained a commercial unitwhich they wish to convert to a 6th dwelling unit.

21-01-SZONING DISTRICT:B3-1WARD:1APPLICANT: Surestaff, Inc.OWNER: Nodarse Investments, Inc.Hermitian StructurePREMISES AFFECTED: 2084 N. Milwaukee AvenueSUBJECT: The establishment of a day labor business.Hermitian Structure

22-10-ZZONING DISTRICT:RS-3WARD:22APPLICANT: Annabella RoblesOWNER: SamePREMISES AFFECTED: 2658 S. RidgewaySUBJECT: Proposed street access from 27th Street because a utility pole blocks the alley
access.

23-10-AZONING DISTRICT:B3-1WARD:31APPLICANT: Marian ZochowskiOWNER: SamePREMISES AFFECTED: 3016 N. Pulaski RoadSUBJECT: To allow a non- accessory garage to be used as a contractor office with storage.

OWNER: Same PREMISES AFFECT	ZONING DISTRICT: RS-3 Vativity Romanian Orthodox Church FED: 5816-26 N. Mozart ed off-site parking accessory parking lot to	WARD:40 serve the church at 2804-24 W.
25-10-Z APPLICANT: Holy N	ZONING DISTRICT: RS-3 Vativity Romanian Orthodox Church	WARD:40

OWNER: Same

PREMISES AFFECTED: 5816-26 N. Mozart

SUBJECT: A proposed off-site accessory parking lot whose front yard shall be zero instead of 20' and to waive the landscape requirement.

26-10-AZONING DISTRICT:RS-3WARD:40APPLICANT: Holy Nativity Romanian Orthodox ChurchOWNER: SamePREMISES AFFECTED: 5816-26 N. MozartSUBJECT: To allow a driveway at a street where an alley exist and should serve as the means of egress.

27-10-SZONING DISTRICT:RS-3WARD:40APPLICANT: Holy Nativity Romanian Orthodox ChurchOWNER: Stephen T. Mather High SchoolPREMISES AFFECTED: 5835 N. Lincoln AvenueSUBJECT: A proposed off-site accessory parking lot in a high school.

28-10-SZONING DISTRICT:B3-2WARD:44APPLICANT: Southport Salon Concepts, LLCOWNER: Hourglass, LLCPREMISES AFFECTED: 3435 N. Southport AvenueSUBJECT: The establishment of a beauty salon.

29-10-ZZONING DISTRICT:C1-3WARD:14APPLICANT: Abigail CarrilloOWNER: Victor VasquezPREMISES AFFECTED: 4233 S. Archer AvenueSUBJECT: To permit the reduction of one required parking space for a dry cleaner.

30-10-A **ZONING DISTRICT:**B3-2 **WARD:44 APPLICANT:** Northern Media Inc. **OWNER:** Joe Shanahan PREMISES AFFECTED: 3730 N. Clark Street (North Facade) **SUBJECT:** To allow two off premise signs to be established which were erected without permits. The applicant wants to erect a 675 square foot banner sign. 31-10-A **ZONING DISTRICT:**B3-2 **WARD:44 APPLICANT:** Northern Media Inc. **OWNER:** Joe Shanahan **PREMISES AFFECTED:** 3730 N. Clark Street (South Facade) SUBJECT: To allow two off premise signs to be established which were erected without permits. The applicant wants to erect a 675 square foot sign banner sign. 32-10-S **ZONING DISTRICT:**C1-2 **WARD:32 APPLICANT:** Jodi Development, LLC **OWNER:** Same **PREMISES AFFECTED:** 1627 N. Wolcott Avenue SUBJECT: A 4 story single family residence with residential use below the second floor. The building was constructed with commercial unit on the 1st floor which is now being converted into part of the dwelling unit. **ZONING DISTRICT:**C1-2 33-10-Z **WARD:32** APPLICANT: Jodi Development, LLC **OWNER:** Same

OWNER: Same **PREMISES AFFECTED:** 1627 N. Wolcott Avenue **SUBJECT:** The establishment of a 4 story single family residence whose height shall be 46.7' instead of 45'.

34-10-AZONING DISTRICT:RS-1WARD:4APPLICANT: Sandra & James ReynoldsOWNER: SamePREMISES AFFECTED: 4923 S. Kimbark AvenueSUBJECT: To allow the establishment of a dwelling unit in a rear building. The 1948 waterrecord states the rear is "vacant".

35-10-ZZONING DISTRICT:RS-3WARD:47APPLICANT: Michael BalcsikOWNER: SameOWNER: SamePREMISES AFFECTED: 4843 N. PaulinaSUBJECT: A proposed rear one story addition to a 2 story single family residence. The northside shall be .11' and the south side yard shall be 9.63'.

36-10-Z **ZONING DISTRICT:**RT-4

APPLICANT: Ogden Partners Inc.

OWNER: Peerless Confection Company

PREMISES AFFECTED: 2711 N. Lakewood Avenue

SUBJECT: A proposed 2 story single family residence whose front yard shall be 5' instead of 5'-4", the rear yard shall be 3' instead of 12'-6", the combined side yards shall be 6' (3' on the north and 3' on the south) instead of 16'.

ZONING DISTRICT:B2-3 **WARD:43** 37-10-Z

APPLICANT: Ogden Partners Inc.

OWNER: Peerless Confection Company

PREMISES AFFECTED: 2753 N. Lakewood Avenue

SUBJECT: A proposed 4 story 14 dwelling unit building with a commercial unit whose rear yard set back shall be 6" instead of 30'.

38-10-Z ZONING DISTRICT:RS-3

APPLICANT: 5020 W. Cullom

OWNER: Same

PREMISES AFFECTED: 5020 W. Cullom

SUBJECT: To permit proposed parking in the required side yards and an open rear porch whose west side vard shall be zero instead of 2' and to reduce the open space to zero instead of 450 square feet.

ZONING DISTRICT:B3-1 **WARD:45**

APPLICANT: Asheli, LLC

OWNER: Same

39-10-A

PREMISES AFFECTED: 4527-31 W. Lawrence Avenue

SUBJECT: To allow the subdivision of an improved zoning lot. The lot contains a single family residence at the front and a car wash at the rear. The house and carwash are owned by two different parties.

40-10-S ZONING DISTRICT:DX-5 **WARD:27 APPLICANT:** Code of Conduct One, LLC **OWNER:** Fox Partnership, LLC **PREMISES AFFECTED:** 1021 S. State Street

SUBJECT: To permit a proposed body art service.

ZONING DISTRICT:DX-5 WARD:2 41-10-A

APPLICANT: North Shore Outdoor, LLC **OWNER:**

PREMISES AFFECTED: 601 N. Wells

SUBJECT: To allow the establishment of an off-premise free standing advertising sign at a height of 40' above grade. The sign contains 378 square feet. There is no permit for the erection of this sign. In DX districts the maximum height of a free standing sign is 24 feet.

WARD:43

WARD:45

CONTINUANCE

290-09-S	ZONING DISTRICT: B3-2	WARD:28
APPLICANT: Maranth	a CDC	
OWNER: Marantha CI	DC	
PREMISES AFFECTE	D: 160 N. Cicero	
SUBJECT: A proposed	religious facility.	
421-09-S	ZONING DISTRICT: B3-2	WARD:50
421-09-S APPLICANT: Agustin		WARD:50
	De Jesus	WARD:50
APPLICANT: Agustin	De Jesus zona	WARD:50
APPLICANT: Agustin OWNER: Joseph C. Al PREMISES AFFECTE	De Jesus zona	WARD:50

433-09-AZONING DISTRICT:PMD # 2WARD:32APPLICANT: Star Light Outdoor LLCOWNER: Chicago Title& Trust Company Trust No. 115283WARD:32

PREMISES AFFECTED: 1400 W. North Avenue

SUBJECT: To permit the establishment of a double sided sign to be replaced by a single sided sign. The last permit allowed only 364 sq. feet. The replacement sign is 674 sq. feet. The applicant believes it is entitled to twice the square footage of the old sign. The prior code counted one sign face but allowed a double face.

452-09-A ZONING DISTRICT:C1-3 WARD:27

APPLICANT: Skywalker Outdoor, Inc.

OWNER: Victoria Granacki

PREMISES AFFECTED: 1105 W. Chicago Avenue

SUBJECT: To allow the establishment of an off-premise sign measuring 30' high by 20' wide (600 square feet) without a permit. The sign is located within 390' of an expressway. Further, the signage in a C1-3, is 4 times the 85' frontage of 340 square feet..