

**CITY OF CHICAGO
ZONING BOARD OF APPEALS
PUBLIC HEARING
FRIDAY- September 18, 2009
121 N. LaSalle Street Room 200
9:00 AM**

321-09-A ZONING DISTRICT:B3-1 WARD:23

APPLICANT: Mirna Rivera

OWNER: Same

PREMISES AFFECTED: 4358 W. 51st Street

SUBJECT: A proposed tavern on the first floor and basement.

322-09-S ZONING DISTRICT:B1-2 WARD:10

APPLICANT: La Causa Community Committee

OWNER: Maricela Rivera

PREMISES AFFECTED: 8816 S. Commercial Avenue

SUBJECT: A proposed community center.

323-09-A ZONING DISTRICT: RM-5 WARD:43

APPLICANT: Mohawk 2054 LLC

OWNER: Same

PREMISES AFFECTED: 2054 N. Mohawk

SUBJECT: To allow the subdivision of a proposed zoning lot in order to construct a proposed 4 story single family residence. The rear 25.36' of the rear of lot 3 was sold and now contains a garage which blocks alley access and parking for the new house.

324-09-Z ZONING DISTRICT: RM-5 WARD:43

APPLICANT: Mohawk 2054 LLC

OWNER: Same

PREMISES AFFECTED: 2054 N. Mohawk Street

SUBJECT: To waive one required parking space for a proposed single family residence. The parking may be exempt because alley access has been denied. Parking may be accessed from the street as voluntary.

325-09-Z ZONING DISTRICT: RT-4 WARD:43

APPLICANT: Adam & Jennifer Velarde

OWNER: Same

PREMISES AFFECTED: 1945 N. Dayton

SUBJECT: A proposed 2 story rear addition whose rear yard shall be 22'-4" instead of 35', to add 291 square feet which is more than 15% of the area which existed 50 years prior to the date of this ordinance.

326-09-Z **ZONING DISTRICT: RM-6** **WARD:43**
APPLICANT: Richard and Margery Feitler
OWNER: Richard & Margery Feitler, Kevin & Susan Rodgers
PREMISES AFFECTED: 2120-22 N. Hudson
SUBJECT: A proposed two story rear addition (463 square feet) to an existing 2 dwelling unit building whose rear yard setback shall be 13' instead of 40.79'.

327-09-A **ZONING DISTRICT: RS-3** **WARD:26**
APPLICANT: Pedro Roman
OWNER: Same
PREMISES AFFECTED: 3231-33 W. Evergreen Avenue
SUBJECT: To allow the establishment of a 10 dwelling unit building.

328-09-Z **ZONING DISTRICT: RS-3** **WARD:26**
APPLICANT: Pedro Roman
OWNER: Same
PREMISES AFFECTED: 3231-33 W. Evergreen Avenue
SUBJECT: A proposed 3 story enclosed porch whose west side shall be zero instead of 3' and to increase the existing area by not more than 15% (375 square feet) of the floor area existing 50 years prior to the date of the ordinance.

329-09-A **ZONING DISTRICT: RS-3** **WARD:43**
APPLICANT: Adam Oris
OWNER: Same
PREMISES AFFECTED: 2106 W. Huron Street
SUBJECT: To allow the expansion of a rear one dwelling unit building. There is a 2 dwelling unit front building on this property.

330-09-S **ZONING DISTRICT: B3-2** **WARD:1**
APPLICANT: Top MD Construction Inc.
OWNER: Same
PREMISES AFFECTED: 1041 N. Damen
SUBJECT: Proposed living space below the second floor (1st floor units duplexed into the basement) in a 6 dwelling unit building.

331-09-A **ZONING DISTRICT: RT-4** **WARD:1**
APPLICANT: Jim Burlinski
OWNER: Same
PREMISES AFFECTED: 1243 N. Greenview
SUBJECT: To allow a 5 dwelling unit building in the front building with a proposed 4th story stairwell dormer and to exceed the height limit to 45' for this dormer.

332-09-A **ZONING DISTRICT: RS-1** **WARD:36**
APPLICANT: Steve Manfreda
OWNER: Same
PREMISES AFFECTED: 1714 N. Nordica
SUBJECT: to allow an accessory building to be 18'-1' instead of 15'. The height limitation for an accessory building (garage) is 15'.

333-09-Z **ZONING DISTRICT: RS-1** **WARD:36**
APPLICANT: Steve Manfreda
OWNER: Same
PREMISES AFFECTED: 1714 N. Nordica
SUBJECT: A proposed 2 story rear addition to an existing single family residence whose north side yard shall be 1.24', south side yard shall be 2.98' instead of 12 and' to reduce the rear yard to zero instead of 50'.

334-09-S **ZONING DISTRICT: B3-3** **WARD:43**
APPLICANT: Robert Bialkowski
OWNER: Wrightwood Condominium LLC
PREMISES AFFECTED: 2620 N. Halsted
SUBJECT: A proposed liquor store with packaged goods.

335-09-A **ZONING DISTRICT: RT4** **WARD:50**
APPLICANT: Archdiocese of Chicago
OWNER: Same
PREMISES AFFECTED: 6335 N. Hoyne
SUBJECT: To allow the subdivision of one improved zoning lot, containing a church, school, and a parking lot, into three new zoning lots.

336-09-Z **ZONING DISTRICT: RT-4** **WARD:50**
APPLICANT: Archdiocese of Chicago
OWNER: Same
PREMISES AFFECTED: 6335 N. Hoyne
SUBJECT: To allow the subdivision of one improved zoning lot, the church and the school lot shall have a south side yard of zero instead of 5'.

337-09-Z **ZONING DISTRICT: RT-4** **WARD:12**
APPLICANT: David Carmona
OWNER: Same
PREMISES AFFECTED: 2830 W. 25th Street:
SUBJECT: To construct a 3 story 2 dwelling unit building whose front yard shall be 7.1' instead of 14.40', the west side yard shall be zero instead of 2' and to reduce the required side yards from 4.8' to 2.67'.

338-09-Z **ZONING DISTRICT: RS-2** **WARD:36**
APPLICANT: Public Building Commission of Chicago
OWNER: City of Chicago
PREMISES AFFECTED: 7437-61 W. Cornelia; 3451-61 N. Olcott; 3452-60 N. Osceola
SUBJECT: A proposed one story public library whose front set back shall be 5'0 instead of 20' and whose rear setback shall be 1-10'.

339-09-Z **ZONING DISTRICT: RS-2** **WARD:36**
APPLICANT: Public Building Commission of Chicago
OWNER: Public Building Commission of Chicago in trust for the Chicago Board of Education
PREMISES AFFECTED: 3436 N. Osceola
SUBJECT: To reduce the required 24' side yard to zero in order to divide the zoning lot with two existing buildings into two parcels.

340-09-A **ZONING DISTRICT: RS-3** **WARD:32**
APPLICANT: 1300 Wellington, Inc.
OWNER: Helios Lakewell, LLC
PREMISES AFFECTED: 1300 W. Wellington
SUBJECT: To allow expansion of a tavern located in an RS-3 zoning district. The applicant wishes to expand the kitchen and place a refrigerated storage into a garage.

341-09-0-A **ZONING DISTRICT:C2-2** **WARD:50**
APPLICANT: Stephen and Carol Napleton
OWNER: Same
PREMISES AFFECTED: 2401-11 W. Granville/ 6100-58 N. Western/ 2400-10 W. Glenlake:
SUBJECT: A proposed drug store with a drive thru facility.

342-09-Z **ZONING DISTRICT: RS-3** **WARD:47**
APPLICANT: Bernard Shipper IV
OWNER: Same
PREMISES AFFECTED: 3921 N. Ravenswood
SUBJECT: The reduction of 225 square feet of rear yard open space to allow for an addition to the existing garage.

343-09-S **ZONING DISTRICT:B3-2** **WARD:47**
APPLICANT: Rachel Jordan
OWNER: In A Row Holdings, LLC
PREMISES AFFECTED: 2245 W. Irving Park Rd. 2nd Floor
SUBJECT: To establish a beauty salon.

2:00 P.M

344-09-S **ZONING DISTRICT:B3-1** **WARD:10**

APPLICANT: Heartland Illinois Food Corp.

OWNER: Same

PREMISES AFFECTED: 10550 S. Avenue B

SUBJECT: To establish a fast food restaurant with a drive through facility

345-09-S **ZONING DISTRICT:B1-1** **WARD:13**

APPLICANT: Leonard J. Gabreleski d/b/a/ Lens Barber Shop

OWNER: Standard Bank & Trust

PREMISES AFFECTED: 4638 W. 63rd Street

SUBJECT: To establish a barber shop.

346-09-Z **ZONING DISTRICT:RT3.5** **WARD:44**

APPLICANT: Mark A. Garcia

OWNER: Same

PREMISES AFFECTED: 1246 W. Roscoe

SUBJECT: A proposed covered front porch whose front yard shall be 12' instead of 15'.

347-09-S **ZONING DISTRICT:C2-3** **WARD:43**

APPLICANT: Wells and Scott Development Company, LLC

OWNER: Same

PREMISES AFFECTED: 201 W. Scott

SUBJECT: To residential use below the second floor in a proposed 3 story 6 dwelling unit building with commercial space.

348-09-Z **ZONING DISTRICT:C2-3** **WARD:43**

APPLICANT: Wells and Scott Development Company, LLC

OWNER: Same

PREMISES AFFECTED: 201 W. Scott

SUBJECT: A proposed 3 story 6 dwelling unit and commercial building whose front yard shall be zero instead of ½ the abutting residential yard, the rear yard shall be zero instead of 30' on floors containing residential use.

349-09-Z **ZONING DISTRICT: RS-3** **WARD:47**

APPLICANT: Larry Christian

OWNER: Same

PREMISES AFFECTED: 4108 N. Leavitt

SUBJECT: A proposed 3 story rear addition whose combined side yards shall be 4.53' (.78' on the north and 3'9" on the south) instead of 5' with neither yard less than 2' and to reduce the rear yard open space to 288 square feet instead of 450 square feet.

357-09-S **ZONING DISTRICT:M3-3** **WARD:32**
APPLICANT: Tennis Corporation of America d/b/a Midtown Tennis Club
OWNER: Same
PREMISES AFFECTED: 2425-55 N. Elston/ 2418-58 N. Damen
SUBJECT: To establish a 1,2 and 4 story addition to an existing tennis club (Participant Sports and Recreation Facility).

358-09-A **ZONING DISTRICT: RS-3** **WARD:16**
APPLICANT: Patricia and Indalecio Olvera
OWNER: Same
PREMISES AFFECTED: 6054-58 S. Troy
SUBJECT: To allow 16 dwelling units to be established and to increase the height of the building to 38' instead of 30' .

359-09-Z **ZONING DISTRICT: RS-3** **WARD:16**
APPLICANT: Patricia and Indalecio Olvera
OWNER: Same
PREMISES AFFECTED: 6054-58 S. Troy
SUBJECT: The enclosure of two porches whose north yard shall be zero instead of 4.67'; combined set backs shall be 4' instead of 11.69', the rear yard shall be 16.64' instead of 37.54', to exceed the floor area and reduce open space to zero instead of 3, 600 sq. ft..

360-09-S **ZONING DISTRICT:C1-3/ M1-3** **WARD:25**
APPLICANT: Chicago Transit Authority
OWNER: City of Chicago / Illinois Department of Transportation
PREMISES AFFECTED: 136-144 W. Cermak/ 2037-51 S. Archer Avenue
SUBJECT: To establish an addition and stairs to an existing rapid transit station.**361-09-S**

ZONING DISTRICT:M1-1 **WARD:23**
APPLICANT: 5720 West 55th Street LLC
OWNER: Same
PREMISES AFFECTED: 5720 W. 55th Street
SUBJECT: To establish a non- accessory parking within a one story commercial building.

361-09-Z **ZONING DISTRICT:B3-2** **WARD:32**
APPLICANT: Lazo's Taco
OWNER: Eugenia Major
PREMISES AFFECTED: 2003-09 N. Western
SUBJECT: To establish a public place of amusement license within 125' of a residential zoning district.

CONTINUANCES

96-09-A **ZONING DISTRICT: B3-1** **WARD: 31**
APPLICANT: Agustin Alvarado
OWNER Same
PREMISES AFFECTED: 5141 W. Fullerton Avenue
SUBJECT: To increase the residential floor area (1.2) by adding residential floor area on the 3rd floor living space. The property exceeds the allowed area (222 sq. ft.).

428-08-S **ZONING DISTRICT: M3-3**
APPLICANT: Pullman Waste Processing, Inc.
OWNER: B & B Langley Properties, Incorporated
PREMISES AFFECTED: 10823 S. Langley Avenue
NATURE OF REQUEST: The establishment of a waste related transfer station, a re-processable construction/demolition material station and resource recovery facility.

247-09-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Middlefork Capital, LLC
OWNER: Same
PREMISES AFFECTED: 1705 N. Dayton Street
SUBJECT: To establish a proposed 3-story single family residence whose combined side yards shall be 2', zero on the south and 2' on the north and the rear yard shall be 12' instead of 34.86'.

249-09-A **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Claudia Mosier
OWNER: Michael Sheeby
PREMISES AFFECTED: 2543 W. Cullom Avenue
SUBJECT: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow applicant to claim to be a family community home. The Zoning Administrative has determined the use to be a transitional residence because the people living at the site stay until they move to independent living. The applicant's stated goal is to move its clients from the residence and therefore is a temporary residential living arrangement in an RS-3.

250-09-S **ZONING DISTRICT: B3-2** **WARD: 9**
APPLICANT: Pullman Suites L.P.
OWNER Same
PREMISES AFFECTED: 15 E. 112th Place
SUBJECT: The establishment of a proposed 5-story 60 unit senior housing with required 20 parking spaces, 5 bicycle spaces and one 10' x 25' loading berth.

256-09-Z **ZONING DISTRICT: RS-3** **WARD: 17**
APPLICANT: Jatin Patel
OWNER: Same
PREMISES AFFECTED: 6701 S. Sangamon Street
SUBJECT: To establish a proposed 3-story open porch whose combined side yards shall be zero instead of 5.85'.

258-09-Z **ZONING DISTRICT: M1-1** **WARD: 35**
APPLICANT: Denali Spectrum Operations LLC d/b/a Cricket Communications
OWNER: Michael Goldstein, Gold Realty Group
PREMISES AFFECTED: 2814 N. California Avenue
SUBJECT: To establish an existing monopole wireless communication facility to have a front set back of 6.2' instead of 20' in order to allow a 10 foot addition to a 60 foot monopole.

260-09-A **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: William J. Barry
OWNER: Same
PREMISES AFFECTED: 227-31 W. Menomonee Street
SUBJECT: To allow a 4 dwelling unit building to be converted to 5 dwelling units while reducing 5 existing parking spaces to 4 parking spaces in an RM-5 District.

279-09-S **ZONING DISTRICT: B3-3** **WARD: 27**
APPLICANT: Rahell Realty LLC
OWNER: Same
PREMISES AFFECTED: 1606 W. Madison Street
SUBJECT: The establishment of a proposed fast food restaurant with drive-thru facility.

315-09-S **ZONING DISTRICT: B3-1** **WARD: 1**
APPLICANT: Ivette Diaz-Valdes DBA New Life New Look Hair Design
OWNER: New Life Covenant Church
PREMISES AFFECTED: 1642 N. California
SUBJECT: To establish a proposed beauty salon.