

93-10-Z **ZONING DISTRICT: RT-4** **WARD:50**
APPLICANT: Zone Development, Inc.
OWNER: Same
PREMISES AFFECTED: 2201-03 W. Farwell
SUBJECT: To permit the subdivision of an improved zoning lot. The existing 2 story 2 dwelling unit building shall have a front yard of zero instead of 6', the side yards shall be 6.3', 2.3' on the south and 4' on the north.

94-10-Z **ZONING DISTRICT: RS-3** **WARD:47**
APPLICANT: Nick Ford & Callie Baird
OWNER: Same
PREMISES AFFECTED: 3614 N. Leavitt
SUBJECT: To permit a proposed two story rear addition whose combined side yards shall be 3' (3' on the north and zero on the south) instead of 6'.

95-10-S **ZONING DISTRICT: B1-2** **WARD:32**
APPLICANT: SCP Realty Fund-1 Ashland LLC
OWNER: Same
PREMISES AFFECTED: 3544-56 N. Ashland / 1601-07 W. Addison Street
SUBJECT: To permit the establishment of a proposed bank with a drive thru- facility.

96-10-Z **ZONING DISTRICT: C1-5** **WARD:27**
APPLICANT: 1100 Grand LLC
OWNER: Same
PREMISES AFFECTED: 1100 W. Grand Avenue
SUBJECT: To permit a proposed 7 story 42 dwelling unit building whose rear yard set back at the first residential level, shall be 11'-11" instead of 30'.

97-10-A **ZONING DISTRICT: RS-3** **WARD:18**
APPLICANT: Sam Haleem
OWNER: Same
PREMISES AFFECTED: 3725 W. 79th Street
SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to allow three dwelling units to be lawfully established. The property was built around 1964; only 2 dwelling units would have been allowed at the time of construction.

98-10-S **ZONING DISTRICT: C1-1** **WARD:38**
APPLICANT: Harvest Christian Center Chicago
OWNER: Chicago Title Land Trust Co. , Trust No. 113775-04
PREMISES AFFECTED: 4020 N. Tripp Avenue
SUBJECT: To permit the establishment of a proposed religious facility with 256 seats.

104-10-Z ZONING DISTRICT:RT-4 WARD:32

APPLICANT: Richard Meade

OWNER: Same

PREMISES AFFECTED: 1144 W. Wrightwood Avenue

SUBJECT: To permit a proposed covered porch for an existing single family residence whose front yard shall be 13.90' instead of 14.97'.

105-10-A ZONING DISTRICT:RS-2 WARD:23

APPLICANT: Jorge Claro

OWNER: Same

PREMISES AFFECTED: 5536 S. Nagle Avenue

SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to the establishment of 2 dwelling units. The city has a 1978 permit which states the building is a single family residence and addition. The applicant claims the deconversion did not occur.

106-10-S ZONING DISTRICT:M2-1 WARD:37

APPLICANT: Freddy Vigil

OWNER: Same

PREMISES AFFECTED: 4146-50 W. Division Street

SUBJECT: To permit the establishment of a proposed Class IV recycling facility.

107-10-A ZONING DISTRICT:B3-2 WARD:1

APPLICANT: Outdoor Impact, Inc.

OWNER: Bil-Mar Management, LLC

PREMISES AFFECTED: 1959 W. Chicago Avenue

SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to allow the establishment of a 16' x 22' off-premise sign (352 square feet). The sign is not permitted today to be more than 100 square feet because it is located within 250' of a residential district. This case was previously heard in October of 2009 and failed to receive 3 affirmative votes.

108-10-A ZONING DISTRICT:RS-3 WARD:45

APPLICANT: Marianne O'Riordan & Sahart Sampim

OWNER: Same

PREMISES AFFECTED: 5146 N. Lovejoy Avenue

SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to allow a driveway to be accessed from the front of the property. There is an alley and a 3 car garage at the rear of this property.

109-10-Z

ZONING DISTRICT: RS-3

WARD:45

APPLICANT: Marianne O'Riordan

OWNER: Same

PREMISES AFFECTED: 5146 N. Lovejoy Avenue

SUBJECT: To permit parking in the front yard. The front yard shall be zero instead of 20' and to reduce the south side yard to zero instead of 2.4'.

110-10-S

ZONING DISTRICT: B3-1

WARD:21

APPLICANT: Penson Temple Church of God in Christ

OWNER: Same

PREMISES AFFECTED: 8608 S. Summit Avenue

SUBJECT: To permit the establishment of a religious assembly (church) facility.

2:00 P.M.

111-10-S **ZONING DISTRICT:**B1-1 **WARD:**6
APPLICANT: Montford Point Marine Association
OWNER: City of Chicago
PREMISES AFFECTED: 7016-60 S. Vincennes Avenue
SUBJECT: To permit the establishment of a proposed off-site accessory parking lot to serve the banquet facility at 7011-19 S. Vincennes Avenue.

112-10-Z **ZONING DISTRICT:** RT-4 **WARD:**4
APPLICANT: Theresa Dishman
OWNER: Same
PREMISES AFFECTED: 4711 S. Greenwood
SUBJECT: To permit the reduction of the rear yard to zero instead of 30.3' for a masonry and iron fence and to establish an enclosed rear porch whose north side yard shall be zero instead of 3.92'.

113-10-S **ZONING DISTRICT:**C2-2 **WARD:**9
APPLICANT: United States Cellular Operating Company of Chicago, LLC
OWNER: Randy Alexander
PREMISES AFFECTED: 11900 S. Doty Avenue
SUBJECT: To permit the expansion of a monopole cellular tower from 70' to 90'.

114-10-Z **ZONING DISTRICT:**B1-2 **WARD:**43
APPLICANT: Courtland Hickey
OWNER: Mary Hickey- Panayotou
PREMISES AFFECTED: 1122 W. Fullerton
SUBJECT: To permit a proposed 4 story 3 dwelling unit and commercial space building whose front yard shall be zero instead of 7.5' an east side yard of zero instead of 2.0' and a west side yard of 2.0' instead of a total combined side yard of 5'.

115-10-S **ZONING DISTRICT:**B3-2 **WARD:**44
APPLICANT: Theater Wit
OWNER: Spiros Stamelos
PREMISES AFFECTED: 1227-31 W. Melrose
SUBJECT: To permit the establishment of an off-site accessory parking lot to serve as required parking for a theater located at 1229 W. Belmont.

116-10-S **ZONING DISTRICT:**B3-2 **WARD:**22
APPLICANT: Gerrardo Izaguirre
OWNER: Same
PREMISES AFFECTED: 2754-56 S. Pulaski Road
SUBJECT: To permit the establishment of residential use below the second floor.

117-10-Z **ZONING DISTRICT:B3-2** **WARD:22**
APPLICANT: Gerrardo Izaguirre
OWNER: Same
PREMISES AFFECTED: 2754-56 S. Pulaski Road
SUBJECT: To permit a proposed one story addition whose north yard shall be 2' instead of 4.23.

118-10-A **ZONING DISTRICT:B3-2** **WARD:22**
APPLICANT: Gerrardo Izaguirre
OWNER: Same
PREMISES AFFECTED: 2754-56 S. Pulaski Road
SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to allow three dwelling units and one commercial use to be established in a B3-2 district without required parking. The most recent permit shows only a tire shop addition.

119-10-S **ZONING DISTRICT:B1-1** **WARD:13**
APPLICANT: Natalia's Hair Salon
OWNER: Jose Cruz
PREMISES AFFECTED: 6036 S. Pulaski Road
SUBJECT: To permit the establishment of a beauty salon.

120-10-S **ZONING DISTRICT:B1-2** **WARD:1**
APPLICANT: Dear Sublime LLC
OWNER: Leonides Polanco
PREMISES AFFECTED: 1704 W. Chicago Avenue
SUBJECT: To permit the establishment of a beauty salon.

121-10-S **ZONING DISTRICT: PMD # 9** **WARD:37**
APPLICANT: Gomez Recycling Inc.
OWNER: Daniel Tina
PREMISES AFFECTED: 4600 W. Chicago Avenue
SUBJECT: To permit the establishment of a Class IV recycling facility.

122-10-S **ZONING DISTRICT:B3-1** **WARD:33**
APPLICANT: Irving Sacramento Inc. c/o Michael Matuschka
OWNER: 3000 Irving LLC c/o Michael Matuschka
PREMISES AFFECTED: 3000-04 W. Irving Park Road
SUBJECT: To permit the establishment of a tavern with an outdoor patio.

123-10-S **ZONING DISTRICT:C2-2** **WARD:5**
APPLICANT: 75th Street Entertainment inc.
OWNER: Same
PREMISES AFFECTED: 1530 E. 75th Street
SUBJECT: To permit the establishment of a public place of amusement license to be located within 125' of an RS-3 residential district.

124-10-S **ZONING DISTRICT:M2-3** **WARD:27**
APPLICANT: McDonald's Corporation
OWNER: Lake Loomis LLC
PREMISES AFFECTED: 1380 W. Lake Street
SUBJECT: To permit the establishment of a proposed fast food restaurant with a drive- thru facility.

125-10-Z **ZONING DISTRICT:B1-3** **WARD:1**
APPLICANT: KVBN, Inc.
OWNER: Same
PREMISES AFFECTED: 2800 W. North Avenue
SUBJECT: To permit an increase in height, of an existing building, from 63'-2" to 67'-9". The building is 6 stories high and contains 20 dwelling units.

126-10-S **ZONING DISTRICT:B3-1** **WARD:17**
APPLICANT: Tan Quoc Tran
OWNER: Eldridge Foster
PREMISES AFFECTED: 7122 S. Ashland Avenue
SUBJECT: To permit the establishment of a nail salon.

127-10-S **ZONING DISTRICT:B3-2** **WARD:30**
APPLICANT: Krol Body Art inc.
OWNER: Kyu Ho Chung
PREMISES AFFECTED: 5635 W. Belmont
SUBJECT: To permit the establishment of a tattoo and piercing shop.

128-10-Z **ZONING DISTRICT:RS-3** **WARD:11**
APPLICANT: Elise and Norman Moy
OWNER: Same
PREMISES AFFECTED: 2801 S. Eleanor Street
SUBJECT: To permit a proposed breezeway which will be accessed from the street because alley access is blocked by a utility pole and guy wire.

129-10-S **ZONING DISTRICT:M1-3** **WARD:12**
APPLICANT: Jack Rechel
OWNER: Goldstein Family Limited Partnership 2245
PREMISES AFFECTED: 2417 S. Rockwell Street
SUBJECT: To permit the establishment of a proposed Class IV recycling facility.

130-10-Z **ZONING DISTRICT: RS-3** **WARD:33**
APPLICANT: Lawndale Condominium Association
OWNER: Same
PREMISES AFFECTED: 4201-03 N. Lawndale
SUBJECT: To permit a proposed 3 story building with front balconies whose front yard shall be 7.9' instead of 20' and the south side yard shall be 1'instead of 3.91'.

131-10-Z **ZONING DISTRICT: RT-4** **WARD:43**

APPLICANT: Hillary & David Bockniak

OWNER: Same

PREMISES AFFECTED: 2046 N. Kenmore

SUBJECT: To permit a proposed 3rd floor addition (689 square feet) which will include an increase of 15% of the area that existed prior to the passage of this ordinance, and the north side yard shall be zero instead of 2', the south side yard shall be 2.78' with combined side yards of 2.79'.

132-10-Z **ZONING DISTRICT: RT-4** **WARD:1**

APPLICANT: Near North Montessori School

OWNER: Same

PREMISES AFFECTED: 1434-44 W. Division Street

SUBJECT: To permit a proposed 2 and 3 story gymnasium addition whose rear yard shall be zero instead of 50', to increase the floor area to 16, 416 square feet and to eliminate one required loading berth.

CONTINUANCES

477-09-A **ZONING DISTRICT:PD # 30** **WARD:25**

APPLICANT: Marcos Ayala

OWNER: Same

PREMISES AFFECTED: 808 S. Bell Avenue

SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to allow the 734 square foot expansion to a residential development located in PD # 30, which is a medical district which does not allow residential uses.

486-09-A **ZONING DISTRICT:C2-2** **WARD:32**

APPLICANT: North Shore Outdoor, LLC

OWNER: Clybourn Building Partnership

PREMISES AFFECTED: 2187 N. Clybourn

SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to allow the applicant to establish an off-premise sign containing 800 square feet. Under C2-2 the district would allow only 250 square feet and further would not allow the sign to cover more than 33% of the wall. The applicant claims the sign is non-conforming and has been there since 1970.

488-09-Z **ZONING DISTRICT:RS-3** **WARD:38**

APPLICANT: Andrew Collis

OWNER: Same

PREMISES AFFECTED: 5408 W. Berteau

SUBJECT: To permit the addition of a 3rd dwelling unit.

