

**BOARD OF ZONING APPEALS**

**OCTOBER 23, 2006**

**9:30**

**Calendar No. 06-190:**

**4755 Pearl Road**

**Ward 16**

**Kevin Kelley**

**9 Notices**

ASD Corporation, owner, and Sam Shah appeal to change the use from an office and motel to an office and apartments in an existing two-story brick building, situated on a 60' x 309' parcel located in a Local Retail Business District on the northeast corner of Pearl Road and Oak Park Avenue at 4755 Pearl Road; contrary to Sections 357.04 and 357.05, a front yard of 15 feet is proposed and 30 feet is required and a side yard of 2.7 feet is proposed where 5 feet is required, and contrary to Section 357.08(b)(2) a rear yard depth of 18.5 feet is proposed instead of 20 feet and accessory parking spaces shall be striped to clearly identify the maneuvering areas and each space measuring not less than 180 square feet, accessible from the street, exclusive of drives or access area, and are to be used solely for parking of motor vehicles according to the provisions of Section 325.03 of the Codified Ordinances.

(Filed 9-14-06)

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**9:30**

**Calendar No. 06-191:**

**4323 Stickney Avenue**

**Ward 16**

**Kevin Kelley**

**5 Notices**

Richard Richardson, owner, appeals to erect a 23' x 20' one-story frame garage and room addition to an existing one-story dwelling, situated on a 50' x 120' parcel located in a Two-Family District on the south side of Stickney Avenue at 4323 Stickney Avenue; contrary to Section 357.08(2)(b)(1) of the Regulations for Yards and Courts, a rear yard of 2 feet is proposed where 20 feet is required; and interior side yards of 1 and 2 feet are proposed that equal a total of 3 feet, and no main building shall have an aggregate width of side yards on the same premises less than 10 feet as stated in Section 357.09(2)B of the Codified Ordinances.

(Filed 9-14-06)

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**9:30**

**Calendar No. 06-192:**

**3708 Whitman Avenue**

**Ward 13**

**Joe Cimperman**

**7 Notices**

Junaid Hasan, owner, appeals to change the use of an existing dwelling and store building to a single family residence situated on a 30' x 103.5' corner parcel, located in a Two-Family District on the northeast corner of Whitman Avenue and West 38<sup>th</sup> Street at 3708 Whitman Avenue; contrary to Section 355.05, the lot width is 30 feet and 40 feet is required and the maximum gross floor area is 1,950 square feet instead of 4,800 square feet; and no interior side yard shall be less than a width of 5 feet on a corner lot occupied by a dwelling, nor less than a width of 3 feet for an interior lot, nor shall the aggregate width of side yards on the same premises be less than 10 feet, as stated in Section 357.09(2)B of the Codified Ordinances.

(Filed 9-14-06)

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**9:30**

**Calendar No. 06-194:**

**2536 St. Clair Avenue**

**Ward 13**

**Joe Cimperman**

**8 Notices**

Hunsdrake, Ltd., owner, and James Hayden, lessee, appeal to establish a tattooing use in an existing one-story building, situated on a 33' x 140' parcel located in a Semi-Industry District on the south side of St. Clair Avenue at 2536 St. Clair Avenue; as proposed, the use for tattooing is within 100 feet of a residential district to the southeast and southwest of the parcel, contrary to Section 347.12(b) where if permitted in a particular district, the tattooing use shall not be established within 1,000 feet of a residential district or day care center, kindergarten, elementary or secondary school, public library, church, playground, public or nonprofit recreation center or community center; and a detailed, dimensioned site/plot plan of the parcel is required, as stated in Section 327.02(e) of the Codified Ordinances.

(Filed 9-14-06)

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**BOARD OF ZONING APPEALS  
OCTOBER 23, 2006**

**9:30**

**Calendar No. 06-195:**

**2445 East 83<sup>rd</sup> Street**

**Ward 6**

**Patricia Britt**

**13 Notices**

Lawrence Simon, owner, appeals to change from the use as a former nonconforming dairy to an auto repair operation an existing one and story building, situated on an approximate 83' x 150' parcel located in a Multi-Family District on the east side of East 83<sup>rd</sup> Street at 2445 East 83<sup>rd</sup> Street; subject to the limitations of Section 337.08 the use for auto repair is not permitted in the Multi-Family District but first allowed in a Semi-Industry District, provided that it is a distance of not less than 100 feet from a residential district; and the substitution of a nonconforming use requires the review and approval of the Board of Zoning Appeals to determine whether it is no more harmful nor objectionable than the previous nonconforming use in floor or other space occupied, in volume of trade or production, in the kinds of goods sold or produced, the daily hours or other period of use, in the type of or number of persons to occupy or to be attracted to the premises, or in any characteristic of the new use as compared with the previous use as stated in Section 359.01(a) of the Codified Ordinances. (Filed 9-14-06)

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**9:30**

**Calendar No. 06-196:**

**595 Jesse Jackson Place**

**Ward 8**

**Sabra Pierce Scott**

**3 Notices**

Bette Worthen, owner, appeals to install 100 linear feet of 9 foot high privacy fence at the rear property line of a 26' x 150' parcel located in a Multi-Family District on the south side of Jesse Jackson Place at 595 Jesse Jackson Place; contrary to the Fence Regulations, a fence in an actual rear yard of a residential district may not exceed 6 feet in height as stated in Section 358.04(a) of the Codified Ordinances. (Filed 9-15-06)

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**9:30**

**Calendar No. 06-197:**

**3140 West 61<sup>st</sup> Street**

**Ward 17**

**Matthew Zone**

**6 Notices**

Stockyard Homes LP I, owner and Sean O'Hagan, agent, appeal to erect a two-story single family dwelling and detached garage on a 35' x 125' parcel, located in a Two-Family District on the west side of West 61<sup>st</sup> Street at 3140 West 61<sup>st</sup> Street; and no dwelling shall be located within 200 feet of the boundary line of an adjoining General or Unrestricted Industry District, except that the Board of Zoning Appeals may make a determination otherwise, according to the provisions stated in Section 345.03(b) of the Codified Ordinances. (Filed 9-19-06)

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**POSTPONED FROM SEPTEMBER 18, 2006**

**10:30**

**Calendar No. 06-159:**

**485 East 140<sup>th</sup> Street**

**Ward 10**

**Roosevelt Coats**

**7 Notices**

John Masseria and Wade Park Properties, Ltd., owner, and Michael Steele, prospective purchaser, appeal to change to a used car sales lot the use of an existing masonry building, situated on a 160' x 170' irregular shaped parcel located in split zoning between a General Retail Business District and a Multi-Family District at 485 East 140<sup>th</sup> Street; the proposed use being contrary to Section 337.08 and not permitted in a Multi-Family District but first permitted in a General Retail Business District as stated in Section 343.11 of the Codified Ordinances. (Filed 8-1-06; testimony taken.)

**First postponement requested by counsel for the appellants for additional review on the proposed plan.**

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**BOARD OF ZONING APPEALS  
OCTOBER 23, 2006**

**POSTPONED FROM SEPTEMBER 25, 2006**

**10:30**

**Calendar No. 06-173:**

**7218 Hough Avenue**

**Ward 7**

**Fannie Lewis**

**1 Notice**

David Collier, owner, appeals to install approximately 232 lineal feet of 4' high chain link fence in the actual front yard of a 95' x 157.87' parcel, located in a Multi-Family District on the south side of Hough Avenue at 7218 Hough Avenue; contrary to the Fence Regulations, in Residential Districts only ornamental fences shall be installed in actual front and side street yards if located within 4' of the property line. Chain link fence may be permitted by the Board of Zoning Appeals, if it is determined that legally permitted chain link fence is common in the immediate vicinity of the subject property, as stated in Section 358.04(c)(1) of the Codified Ordinances. (Filed 8-10-06; testimony taken.)

**First postponement granted for appellant to meet with the Councilwoman about the fence and City Planning to take additional photos of the site.**

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