

CITY OF CHICAGO - ZONING BOARD OF APPEALS

March 16, 2012

121 N. LaSalle Street - Room 200

9:00 AM

- 77-12-S ZONING DISTRICT: B1-1 WARD: 6**
APPLICANT: Nadia O. Wilkins
OWNER: Melvin D' Souza
PREMISES AFFECTED: 215 E. 75th Street
SUBJECT: Application for a special use to permit the establishment of a nail/hair salon.
- 78-12-S ZONING DISTRICT: B3-1 WARD: 6**
APPLICANT: Fatima Mbaye
OWNER: James Robinson
PREMISES AFFECTED: 7052 S. Martin Luther King Drive
SUBJECT: Application for a special use to permit the establishment of a hair braiding salon.
- 79-12-S ZONING DISTRICT: B1-2 WARD: 10**
APPLICANT: Linh Van Nguyen
OWNER: Antonio Macias
PREMISES AFFECTED: 8919 S. Commercial Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed nail salon.
- 80-12-S ZONING DISTRICT: B3-2 WARD: 44**
APPLICANT: Vanite, Inc. by Kinley Preston, President
OWNER: Hudson Development, Inc.
PREMISES AFFECTED: 3161 N. Halsted, Unit C-101
SUBJECT: Application for a special use to permit the establishment of a proposed beauty salon.
- 81-12-S ZONING DISTRICT: B3-1 WARD: 16**
APPLICANT: Jose Alejandro Garcia
OWNER: Same
PREMISES AFFECTED: 2614 W. 59th Street
SUBJECT: Application for a special use to permit the establishment of residential use below the second floor within an existing two-story building.
- 82-12-Z ZONING DISTRICT: B3-1 WARD: 16**
APPLICANT: Jose Alejandro Garcia
OWNER: same
PREMISES AFFECTED: 2614 W. 59th Street
SUBJECT: Application for a variation to convert a storefront and one-dwelling unit into two-dwelling units within an existing two-story building that has been in lawful existence for 50 or more years.
- 83-12-S ZONING DISTRICT: PMD #6 WARD: 10**
APPLICANT: South Shore Recycling, LLC
OWNER: South Chicago Property Management Company, LLC
PREMISES AFFECTED: 11600 S. Burley Avenue
SUBJECT: Application for a special use to permit the establishment of a Class IVB recycling facility.

84-12-S **ZONING DISTRICT: RS-3** **WARD: 14**
APPLICANT: 55th & K, LLC
OWNER: Josephine Schuch
PREMISES AFFECTED: 3140-3142 W. 55th Street
SUBJECT: Application for a special use to permit the establishment of a non-required accessory 18- space parking lot to serve an existing retail business located at 5435 S. Kedzie Avenue.

85-12-Z **ZONING DISTRICT: RS-3** **WARD: 14**
APPLICANT: 55TH & K, LLC
OWNER: Josephine Schuch
PREMISES AFFECTED: 3140-3142 W. 55th Street
SUBJECT: Application for a variation to reduce the required front setback from 20' to 7', to reduce both the east and west side setbacks from 5.04' to zero and reduce the total side setback combination from 12'6" to zero for a non-required accessory 18-space parking lot to serve an existing retail business located at 5435 S. Kedzie Avenue.

86-12-S **ZONING DISTRICT: B3-1** **WARD: 1**
APPLICANT: One Stop Loans, LLC
OWNER: Same
PREMISES AFFECTED: 2129-2133 N. Milwaukee Avenue
SUBJECT: Application for a special use to permit the establishment of a retail food market with packaged liquor within an existing three-story mixed-use building.

87-12-Z **ZONING DISTRICT: C1-2** **WARD: 1**
APPLICANT: Mid-City Land Trust No. 2990, c/o Kim Rode
OWNER: Same
PREMISES AFFECTED: 2000 W. Erie Street
SUBJECT: Application for a variation to reduce the off-street parking requirement by not more than one space for an existing 3-dwelling unit building with ground floor office space being deconverted to a 2-dwelling unit building with ground floor office space.

88-12-S **ZONING DISTRICT: B3-2** **WARD: 11**
APPLICANT: Asanteman Association of Chicago & Midwest, Inc. and Amaniampong Social Club
OWNER: Teamsters Local 710
PREMISES AFFECTED: 4217 S. Halsted Street
SUBJECT: Application for a special use to permit the establishment of a private social club with three lodging rooms within an existing two-story building.

89-12-Z **ZONING DISTRICT: RS-3** **WARD: 17**
APPLICANT: Jatin Patel
OWNER: Same
PREMISES AFFECTED: 6701 S. Sangamon Street
SUBJECT: Application for a variation to reduce the required the total side yard combination from the required 5.85', with neither side less than 2.34', to zero on the south side for a proposed open three-story porch on south side of the existing building.

90-12-Z **ZONING DISTRICT: B3-5** **WARD: 10**

APPLICANT: Lakeside Velo Works, Inc.
OWNER: Chicago Lakeside Development, LLC
PREMISES AFFECTED: 8615 S. Burley Avenue
SUBJECT: Application for a variation to permit the establishment of a proposed public place of amusement license for a bicycle track facility located within 125' of a residential zoning district.

91-12-Z **ZONING DISTRICT: RS-2** **WARD: 23**

APPLICANT: Jesus & Evelia Garcia
OWNER: Same
PREMISES AFFECTED: 5749 S. Parkside Avenue
SUBJECT: Application for a variation to reduce the total side yard combination from the required 8' to 5', with neither side less than 4', with 2'5" on the north side and 2'7" on the south side for a proposed second floor addition to an existing one-story single-family residence.

92-12-Z **ZONING DISTRICT: RS-2** **WARD: 33**

APPLICANT: Brigid Pasulka & William Coffey
OWNER: Same
PREMISES AFFECTED: 2720 W. Windsor Avenue
SUBJECT: Application for a variation to reduce the front yard setback from the required 19.78' to 18'; to reduce the total side yard combination from 22.59' to 1.77' on east side and 2.95' on west side and to increase the building height by 10% from 30' to 33' for a proposed two-story addition to an existing single-family residence.

93-12-Z **ZONING DISTRICT: RM-6.5** **WARD: 46**

APPLICANT: Haim Gabi
OWNER: Same
PREMISES AFFECTED: 655 W. Irving Park Road, 56th Floor
SUBJECT: Application for a variation to allow a non-conforming substitution of use from a storage facility to a retail cafe-shop on the 56th floor of an existing residential building.

94-12-Z **ZONING DISTRICT: RS-3** **WARD: 35**

APPLICANT: Alice B. Vila
OWNER: Same
PREMISES AFFECTED: 2632 N. Washtenaw Avenue
SUBJECT: Application for a variation to increase the maximum allowed floor area ratio by 15% for a proposed rear two-story with basement addition to an existing two-dwelling unit building.

95-12-Z **ZONING DISTRICT: RS-2** **WARD: 41**

APPLICANT: John Murphy
OWNER: Same
PREMISES AFFECTED: 6122 N. Neva Avenue
SUBJECT: Application for a variation to reduce the front yard setback from the required 20.12' to 15.27', reduce the total side yard combination from 14.4' , with a south side no less than 4.88', to 4.77' on south side with 11.56' on north side for a proposed front open porch and two-story addition to an existing two-story single family residence.

96-12-Z **ZONING DISTRICT: RM-5** **WARD: 28**

APPLICANT: 2741-43 W. Congress Condo Association

OWNER: Janice Elkins

PREMISES AFFECTED: 3327 N. Broadway

SUBJECT: Application for a special use to permit the establishment of a beauty/nail salon.

104-12-Z

ZONING DISTRICT: B3-3

WARD: 35

APPLICANT: Aspira Inc. of Illinois

OWNER: Same

PREMISES AFFECTED: 2985-95 N. Milwaukee Avenue/3018-32 N. Central Park Avenue/3009-15 N. Monticello Avenue

SUBJECT: Application for a variation to reduce the required 51 parking spaces to 49 parking spaces for a proposed high school located at 2985-95 N. Milwaukee Avenue.

105-12-Z

ZONING DISTRICT: B2-2

WARD: 27

APPLICANT: 519 May, LLC

OWNER: Same

PREMISES AFFECTED: 519 N. May Street

SUBJECT: Application for a variation to reduce the required minimum lot area from the required 4000 sq.ft. to 3678.75 sq.ft. , reduce the required 4 parking spaces to 3 parking spaces and reduce the rear setback from the required 37.5' to zero to convert a 3-dwelling unit building into a 4-dwelling unit building.

106-12-Z

ZONING DISTRICT: RS-3

WARD: 26

APPLICANT: Erie Elementary Charter School

OWNER: Same

PREMISES AFFECTED: 1401-1415 N. Washtenaw Ave.

SUBJECT: Application for a variation to increase the existing legal non-conforming floor area ratio from 2.95 to 3.3, to reduce the front setback from the required 20' to zero, reduce the rear setback from 37.6' to zero and to reduce the side setback from 26.08' to zero for a proposed 4-story gymnasium addition, with rooftop playground access, to the existing 4-story elementary school building.

107-12-Z

ZONING DISTRICT: RT-4

WARD: 1

APPLICANT: TwoPointO Development, LLC-1612 W. Ontario Street

OWNER: Robert E. Birkmeyer

PREMISES AFFECTED: 1612 W. Ontario Street

SUBJECT: Application for a variation to reduce the required minimum lot area from 1,650 sq.ft. to 1,610 sq.ft., reduce the required front yard setback from 8.4' to .83', reduce the west side yard setback from 2' to zero (east side yard setback to be 4.5'), reduce the total side yard combination from 4.6' to 4.5' and reduce the rear yard open space from 104.65 sq.ft. to 84 sq.ft. for a proposed two-story single-family residence and rear one-story attached two-car garage.

108-12-Z

ZONING DISTRICT: RT-4

WARD: 1

APPLICANT: TwoPointO Development, LLC-1614 W. Ontario Street

OWNER: Robert E. Birkmeyer

PREMISES AFFECTED: 1614 W. Ontario Street

SUBJECT: Application for a variation to reduce the required minimum lot area from 1,650 sq.ft. to 1,610 sq.ft. , reduce the required front yard setback from 8.4' to .83', reduce the east side yard setback from 2' to zero (west side yard setback to be 4.5'), reduce the total side yard combination from 4.6' to 4.5' and reduce the rear yard open space from 104.65 sq.ft. to 84 sq.ft. for a proposed two-story single-family residence and rear one-story attached two-car garage.

CONTINUANCES

389-11-S ZONING DISTRICT: B1-3 WARD: 48

APPLICANT: Crossroads Broadway, LLC

OWNER: 6105-29 N. Broadway, LLC

PREMISES AFFECTED: 6111-6135 N. Broadway

SUBJECT: Application for a special use to permit the establishment of a drive-thru facility to serve a one-story retail drug store (pharmacy).

13-12-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Daniel and Pamela Fowler

OWNER: Same

PREMISES AFFECTED: 1124 W. Altgeld Street

SUBJECT: Application for a variation to reduce the required front yard setback from 15' to 9', to reduce the required combined side yard setbacks from 5.6', with neither less than 2.24', to 3.5' total with a 3' west side yard and a .5' east side yard and to reduce the required rear yard setback from 34.86' to 22.67' for a proposed 3-story single family residence with an attached two-car garage with a roof deck.

30-12-S ZONING DISTRICT: DR-3 WARD: 42

APPLICANT: 28 East Bellevue, LLC

OWNER: Same

PREMISES AFFECTED: 28 E. Bellevue Place, Garden Unit

SUBJECT: Application for a special use to permit the establishment of vacation rental unit.

31-12-S ZONING DISTRICT: DR-3 WARD: 42

APPLICANT: 28 East Bellevue, LLC

OWNER: Same

PREMISES AFFECTED: 28 E. Bellevue Place, Unit 1A

SUBJECT: Application for a special use to permit the establishment of vacation rental unit.

32-12-S ZONING DISTRICT: DR- 3 WARD: 42

APPLICANT: 28 East Bellevue, LLC

OWNER: Same

PREMISES AFFECTED: 28 E. Bellevue Place, Unit 1B

SUBJECT: Application for a special use to permit the establishment of vacation rental unit.

33-12-S ZONING DISTRICT: DR-3 WARD: 42

APPLICANT: 28 East Bellevue, LLC

OWNER: Same

SUBJECT: Application for a special use to permit the establishment of a proposed community center with religious prayer gatherings in an existing 2-story building.

61-12-S

ZONING DISTRICT: M1-2

WARD: 8

APPLICANT: Nigerian Islamic Association, Inc.

OWNER: Same

PREMISES AFFECTED: 8560 S. South Chicago Avenue

SUBJECT: Application for a special use to permit the establishment of a required accessory off-site parking lot with 96 parking spaces to serve a proposed community center/religious prayer gathering in an existing 2-story building located at 8561 S. South Chicago Ave.

73-12-S

ZONING DISTRICT: B3-1

WARD: 35

APPLICANT: La Caridad Jewelry Inc.

OWNER: Nodarse Family, LLC

PREMISES AFFECTED: 2826 N. Milwaukee Avenue

SUBJECT: Application for a special use to permit the establishment of a proposed pawn shop.