

CITY OF CHICAGO - ZONING BOARD OF APPEALS

FRIDAY- December 17, 2010

121 N. LaSalle Street- Room 201-A

9:00 A.M.

413-10-S ZONING DISTRICT: B3-1 WARD: 41

APPLICANT: Dung T. Le

OWNER: 6060 NW Highway LLC

PREMISES AFFECTED: 6062 N. Northwest Highway

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

414-10-S ZONING DISTRICT: B3-5 WARD: 35

APPLICANT: Minerva Cabrera

OWNER: Saul Azar

PREMISES AFFECTED: 2727 N. Milwaukee Avenue

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

415-10-S ZONING DISTRICT: B3-1 WARD: 27

APPLICANT: Rosie Saldana

OWNER: Juan Fragoso

PREMISES AFFECTED: 3908 W. Division Street

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

416-10-S ZONING DISTRICT: B3-2 WARD: 7

APPLICANT: Shannon Williams

OWNER: Nick Balaskas

PREMISES AFFECTED: 2628 E. 75th Street

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

417-10-S ZONING DISTRICT: B3-1 WARD: 39

APPLICANT: Edward & Betto Khoury d/b/a Betto Beauty salon

OWNER: 6015 N. Cicero Inc.

PREMISES AFFECTED: 6017 N. Cicero Avenue

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

418-10-S ZONING DISTRICT: B3-1 WARD:

APPLICANT: Angeli M. Figueroa

OWNER: Alicia Gallo

PREMISES AFFECTED: 1908 N. California Avenue

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

419-10-S ZONING DISTRICT: B3-2 WARD:47

APPLICANT: Topliner Beauty Salon P.C.

OWNER: Marquette Bank & Trust ATUT 11519

PREMISES AFFECTED: 4737 N. Clark Street

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

420-10-S **ZONING DISTRICT:** B1-2 **WARD:** 10
APPLICANT: Linh Van Nguyen
OWNER: Antonio Macias
PREMISES AFFECTED: 8921 S. Commercial Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed nail salon.

421-10-S **ZONING DISTRICT:** B3-3 **WARD:** 9
APPLICANT: Travis McClam d/b/a Pretty Ricky & Smoove Tats
OWNER: Lam Le
PREMISES AFFECTED: 11237 S. Michigan Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed tattoo parlor.

422-10-S **ZONING DISTRICT:** B3-3 **WARD:** 9
APPLICANT: Lily Cie Rollins
OWNER: Bharat Naik
PREMISES AFFECTED: 3851 S. Giles
SUBJECT: Application for a special use to permit the establishment of a proposed beauty salon.

423-10-S **ZONING DISTRICT:** B3-3 **WARD:** 43
APPLICANT: M'hamed Naji
OWNER: DKF Properties
PREMISES AFFECTED: 2537 N. Sheffield Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed beauty / nail salon.

424-10-S **ZONING DISTRICT:** B3-3 **WARD:** 22
APPLICANT: Erie Neighborhood House
OWNER: Chicago Title & Trust Company ATUT # 8002355028
PREMISES AFFECTED: 3948 W. 26th Street
SUBJECT: Application for a special use to permit the establishment of a proposed community center.

425-10-S **ZONING DISTRICT:** B3-1 **WARD:** 28
APPLICANT: Breakthrough Urban Ministries, Inc.
OWNER: City of Chicago
PREMISES AFFECTED: 3201-39 W. Carroll Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed community center.

426-10-S **ZONING DISTRICT:** B3-1 **WARD:** 28
APPLICANT: Breakthrough Urban Ministries, Inc.
OWNER: City of Chicago
PREMISES AFFECTED: 326-28 N. Kedzie Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed accessory off site- parking lot to serve a community center at 3201-39 W.Carroll Avenue

427-10-Z ZONING DISTRICT: RM-5 WARD: 28
APPLICANT: The Salvation Army, an Illinois Corporation
OWNER: Same
PREMISES AFFECTED: 20 S. Campbell Avenue
SUBJECT: Application for a variation to reduce the south setback on a reverse corner lot from 7.5' to zero in order to allow an 8' high fence and a 12' high wrought iron gate.

428-10-S ZONING DISTRICT: C1-2 WARD: 28
APPLICANT: The Salvation Army, an Illinois Corporation
OWNER: Same
PREMISES AFFECTED: 2525 W. Madison Street
SUBJECT: Application for a special use to permit the establishment of a proposed non- required accessory parking lot to serve a community center at 20 S.Campbell Avenue

429-10-Z ZONING DISTRICT: B3-2 WARD: 40
APPLICANT: Dreamer Group Inc. D/B/A Coliseo Sport Center
OWNER: Chicago Title and Trust # 113257
PREMISES AFFECTED: 6122 N. Clark Street
SUBJECT: Application for a variation to permit the establishment of a proposed public place of amusement license which is located within 125' of an RS-3 residential zoning district.

430-10-A ZONING DISTRICT: RM-5 WARD: 43
APPLICANT: James Wisman
OWNER: Xanazu, Inc.
PREMISES AFFECTED: 2465 N. Geneva Terrace
SUBJECT: Application for an objector's appeal from the granting of an administrative adjustment by the office of the Zoning Administrator.

431-10-S ZONING DISTRICT: B3-1 WARD: 45
APPLICANT: Aaron Tiram
OWNER: Same
PREMISES AFFECTED: 5130 N. Cicero Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed 4 story, 70 guest room hotel with ground floor accessory uses.

432-10-S ZONING DISTRICT: B1-1 WARD: 31
APPLICANT: Mendes Illinois, LLC
OWNER: Same and Empil Real Estate, LLC
PREMISES AFFECTED: 4812-20 W. Fullerton Avenue
SUBJECT: Application for a special use to permit the establishment of a propose required accessory off-site parking lot to serve a retail building at 4800-12 W. Fullerton Avenue / 2400-08 N. Cicero Avenue

433-10-Z **ZONING DISTRICT: RS-1** **WARD: 19**
APPLICANT: George Macey
OWNER: Same
PREMISES AFFECTED: 10970 S. Prospect Avenue
SUBJECT: Application for a variation to reduce the required combined side setback from 22.5' to 6'-3" (3' on the west and 3'-3" on the east) for a two story addition to a single family residence.

434-10-Z **ZONING DISTRICT: RT-4** **WARD: 36**
APPLICANT: J.A.B. Landmark , Inc.
OWNER: Same
PREMISES AFFECTED: 7844 W. Belmont Avenue
SUBJECT: Application for a variation to reduce the rear setback from 32.4' to 1'-10", the west setback from 4' to 1.98' with an east setback of 20.74' to remain for a rear 2 story addition to the existing tavern and 2 dwelling unit building.

435-10-Z **ZONING DISTRICT: RT-4** **WARD: 22**
APPLICANT: Antonio Sanchez
OWNER: Same
PREMISES AFFECTED: 2301 S. Homan Avenue / 3349 W. 23rd Street
SUBJECT: Application for a variation to permit the expansion of the non-conforming front building by removing the first floor dwelling unit and converting it to storage for the retail store, and to reduce the required rear yard open space from 252.68 square feet to zero, also to reduce the south setback from the required 3.14' to 2'-6", to permit a front open porch to the rear 2 dwelling unit building.

436-10-Z **ZONING DISTRICT: RS-3** **WARD: 14**
APPLICANT: Isidro Penanegra
OWNER: Same
PREMISES AFFECTED: 4439 S. Drake Avenue
SUBJECT: Application for a variation to reduce the front setback back from 20' to 8'-10", the north setback from 4' to 1.4' for a second story addition to a single family residence.

437-10-Z **ZONING DISTRICT: RS-3** **WARD: 45**
APPLICANT: Kelly Ly
OWNER: Same
PREMISES AFFECTED: 5234 W. Foster Avenue
SUBJECT: Application for a variation to reduce the front setback from 20' to 19.5', the east setback from 2.23' to 10" (west setback to remain at 3'-1") for a 2nd story balcony and a rear one story addition to a single family residence.

2:00 P.M.

438-10-S **ZONING DISTRICT:**B3-1 **WARD: 3**
APPLICANT: North Start Trust # 1102
OWNER: Same
PREMISES AFFECTED: 4240-58 S. Wentworth Avenue
SUBJECT: Application for a special use to permit the proposed expansion of an existing gas station.

439-10-S **ZONING DISTRICT:**B3-2 **WARD: 43**
APPLICANT: Cubby Bear Lounge, Ltd.
OWNER: Standard Bank and Trust Company, Trust # 18541
PREMISES AFFECTED: 1059-65 W. Addison Street
SUBJECT: Application for a special use to permit the proposed expansion of an existing tavern.

440-10-S **ZONING DISTRICT:**B1-1 **WARD: 45**
APPLICANT: Tom's Hair Salon Corp
OWNER: Mont-Mil LLC
PREMISES AFFECTED: 5046 W. Montrose Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed beauty / nail salon.

441-10-Z **ZONING DISTRICT:** RS-3 **WARD: 48**
APPLICANT: Charles & Nancy McPike
OWNER: Same
PREMISES AFFECTED: 5257 N. Magnolia Avenue
SUBJECT: Application for a variation to reduce the rear setback from 34.44' to zero, the south setback from 2' to zero, the rear yard open space from 225 square feet to zero, and to not exceed 15% of the floor area existing, for an 811 square foot, 3 story rear addition with an attached garage.

442-10-Z **ZONING DISTRICT:** RS-3 **WARD: 47**
APPLICANT: James F. Bransfield
OWNER:
PREMISES AFFECTED: 5015 N. Winchester Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from 675 square feet to 441 square feet and to exceed the existing floor area by 589.5 square feet, which is not more than 15% of the existing 3.966 square feet, for an existing 3 story rear addition and open porch.

443-10-Z **ZONING DISTRICT:** RM-5 **WARD: 43**
APPLICANT: Asaad Jandali
OWNER: Same
PREMISES AFFECTED: 525 W. Armitage Avenue
SUBJECT: Application for a variation to de-convert a 4 dwelling unit into a single family residence which shall exceed the floor area by not more than 15% for a total of 6,474 square feet; and to reduce the rear setback from 28.0' to 25.37' for a new 2nd story stair enclosure, and the front setback from 20' to zero for a front covered porch.

445-10-S **ZONING DISTRICT:C1-2** **WARD: 32**
APPLICANT: 1768 Inc.
OWNER: Same
PREMISES AFFECTED: 1754-60 W. Armitage Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed new retail mini- mart, with an accessory mechanical car wash, to an existing gas station pumps with 6 existing gas pumps and canopy to remain.

446-10-Z **ZONING DISTRICT:C1-2** **WARD: 32**
APPLICANT: 1768 Inc.
OWNER: Same
PREMISES AFFECTED: 1754-60 W. Armitage Avenue
SUBJECT: Application for a variation to reduce the abutting side yard located in an RS-3 district from 8' to zero, and the side setback facing Wood Street from 8'-2" to zero for a new mini mart and car wash within an existing gas station.

447-10-S **ZONING DISTRICT: RT-4** **WARD: 49**
APPLICANT: Chicago Math and Science Academy
OWNER: Same
PREMISES AFFECTED: 7212-7306 N. Clark Street
SUBJECT: Application for a variation to reduce the rear setback from 50' to zero for a proposed 1 story high addition to the existing 1 story school building.

CONTINUANCES

347-10-S **ZONING DISTRICT:M1-1** **WARD: 36**
APPLICANT: Center Creek Development, LLC
OWNER: 1933 Plaza , LLC
PREMISES AFFECTED: 1933 N. Harlem Avenue
SUBJECT: Application for the establishment of a proposed drive-through facility to serve a fast food restaurant.

371-10-Z **ZONING DISTRICT: RS-3** **WARD:15**
APPLICANT: Matthew Brooks
OWNER: Park National Bank & Trust u/t/n/ 32261
PREMISES AFFECTED: 6024 S. Hermitage Avenue
SUBJECT: Application for a variation to permit a reduction in the required north side setback from 2' to 0.8' and the combined width of the side setbacks from the required 20% to 15% of the lot width to allow for a proposed second story dormer addition and enclosed porch.

393-10-S **ZONING DISTRICT: RT-4** **WARD:4**
APPLICANT: AOV Consulting Group
OWNER: National Star Trust Co. Trust No. 31775
PREMISES AFFECTED: 4710-12 S. Ingleside Avenue
SUBJECT: Application to permit the establishment of a proposed non-accessory parking lot.

394-10-Z **ZONING DISTRICT: RT-4** **WARD:4**
APPLICANT: AOV Consulting Group
OWNER: National Start Trust Co. Trust No. 31775
PREMISES AFFECTED: 4710-12 S. Ingleside Avenue
SUBJECT: Application to permit the reduction of the required front yard setback from the required 20' to zero and the required 11.33' total combined side setback to zero, to permit parking in the front and side yards for a proposed non-accessory parking lot.

404-10-S **ZONING DISTRICT:B1-1** **WARD:31**
APPLICANT: Krzysztof Slowik
OWNER: Nicolae Pastiu
PREMISES AFFECTED: 3111 N. Cicero Avenue
SUBJECT: Application to permit the establishment of a proposed hair / nail salon.