

**CITY OF CHICAGO
ZONING BOARD OF APPEALS
PUBLIC HEARING
FRIDAY- September 17, 2010
121 N. LaSalle Street- Room 200**

9:00 A. M

- 315-10-S ZONING DISTRICT:B2-2 WARD: 32**
APPLICANT: House of Lather Co.
OWNER: 2256 W Roscoe LLC
PREMISES AFFECTED: 2256 W. Roscoe Street
SUBJECT: Application to permit the establishment of a proposed beauty salon.
- 316-10-S ZONING DISTRICT:B1-2 WARD: 40**
APPLICANT: Jadranka Jokanic d/b/a Nas Nails & Spa
OWNER: Foster Oakley, LLC
PREMISES AFFECTED: 2250 W. Foster Avenue, Unit # 1 W
SUBJECT: Application to permit the establishment of a proposed nail salon.
- 317-10-S ZONING DISTRICT:B3-1 WARD: 41**
APPLICANT: Iryna Martyn, Martyns Domestic Agency
OWNER: Bremers, LLC
PREMISES AFFECTED: 7132 N. Harlem Avenue
SUBJECT: Application to permit the establishment of a proposed massage establishment.
- 318-10-S ZONING DISTRICT:B3-2 WARD: 32**
APPLICANT: Narangerel Ulziibayar
OWNER: 1418 West Belmont LLC
PREMISES AFFECTED: 1418 W. Belmont Avenue
SUBJECT: Application to permit the establishment of a proposed nail salon.
- 319-10-S ZONING DISTRICT:C1-2 WARD: 28**
APPLICANT: Pepe's Billares
OWNER: Octavio Rodriguez
PREMISES AFFECTED: 2600 W. Cermak Road
SUBJECT: Application to permit the establishment of an off-site accessory parking lot to serve a proposed billiard parlor at 2654 W. Cermak Road.
- 320-10-S ZONING DISTRICT:B3-1 WARD: 14**
APPLICANT: Collector's Gallery, LLC
OWNER: Vincent Pesha
PREMISES AFFECTED: 4812 S. Pulaski Road
SUBJECT: Application to permit the establishment of a proposed pawn shop.

321-10-S **ZONING DISTRICT:**PMD # 2 (B) **WARD: 32**
APPLICANT: Autospa, Inc. an Illinois Corporation
OWNER: James and Rosemary Bielarz
PREMISES AFFECTED: 1317 W. North Avenue
SUBJECT: Application to permit the establishment of a proposed car wash.

322-10-Z **ZONING DISTRICT:** RT-4 **WARD: 27**
APPLICANT: Noble Network of Charter Schools
OWNER: City of Chicago
PREMISES AFFECTED: 725-43 N. Lawndale Avenue
SUBJECT: Application to permit a reduction in the required rear setback from 37'-6" and front setback from 20' to 9' to allow for the construction of a proposed one story school gymnasium and associated parking.

323-10-Z **ZONING DISTRICT:**B3-2 **WARD: 40**
APPLICANT: Ashland Arms Guest House, Inc. # 303
OWNER: Ashland Arms, Inc
PREMISES AFFECTED: 6406-10 N. Clark Street
SUBJECT: Application to permit the reduction of one required parking space in order to operate a bed and breakfast within a multi unit building.

324-10-Z **ZONING DISTRICT:**B3-2 **WARD: 40**
APPLICANT: Sunny 2000 Corporation
OWNER: Sunny Park
PREMISES AFFECTED: 5524-26 W. Lincoln Avenue
SUBJECT: Application for the establishment of a proposed public place of amusement license for an existing restaurant which is located within 125' of a Residential Single-Unit (Detached House) District.

325-10-S **ZONING DISTRICT:**C2-1 **WARD: 46**
APPLICANT: Vietnamese Association of Illinois
OWNER: Same
PREMISES AFFECTED: 5110 N. Broadway
SUBJECT: Application to permit the establishment of a proposed community center.

326-10-S **ZONING DISTRICT:** PMD # 9 **WARD: 37**
APPLICANT: Windy City Metal Recycling and Resources, LLC
OWNER: USRR, LLC
PREMISES AFFECTED: 4617 W. Division Street
SUBJECT: Application to permit the establishment of a proposed Class IV A recycling facility.

327-10-Z **ZONING DISTRICT: DX-12** **WARD: 42**
APPLICANT: Ronald McDonald House Charities of Chicagoland and Northwest Indiana
OWNER: Same
PREMISES AFFECTED: 207- 11 E. Grand Avenue
SUBJECT: Application to permit the reduction of one required off street loading berth for a 15 story hotel and retail building.

328-10-S **ZONING DISTRICT: B3-1** **WARD: 27**
APPLICANT: The Spot Nailcare, Inc. / Constance Sullivan
OWNER: Golden Gate Management
PREMISES AFFECTED: 3939 W. Division
SUBJECT: Application to permit the establishment of a proposed nail salon.

329-10-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: Robert Friedlander
OWNER: Same
PREMISES AFFECTED: 2068 N. Leavitt
SUBJECT: Application to permit a reduction in the required south side setback to zero, to allow for the construction of a raised, covered walkway and a reduction in the required setback from 30' to 1.68' with an increase in the existing floor area by 916 square feet to allow for the construction of the 3rd floor addition.

330-10-Z **ZONING DISTRICT: B3-2** **WARD: 1**
APPLICANT: Long Division LLC
OWNER: Same
PREMISES AFFECTED: 1846 W. Division Street
SUBJECT: Application for a variation to convert an existing 4-story building from an 8 unit mixed use building to an 11 unit mixed use building whose minimum lot area shall be 10,700 square feet instead of 11,000 and to allow the building's facade to be located 7' from the property line instead of 5' (on a pedestrian street).

331-10-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: Miguel Santacruz
OWNER: Same
PREMISES AFFECTED: 2722 W. Thomas Street
SUBJECT: Application to permit the establishment of a proposed one story open front porch whose front yard shall be zero instead of 14.45'.

332-10-Z **ZONING DISTRICT: RS-3** **WARD: 1**
APPLICANT: Courtland Pre-School, LLC
OWNER: Begsa & Myriam Calvache
PREMISES AFFECTED: 2625 W. Cortland Street / 1859 N. Talman Avenue
SUBJECT: Application to eliminate one required parking space for a proposed day care center.

333-10-S

ZONING DISTRICT: DX-12

WARD: 1

APPLICANT: Behringer Harvard Burnham, LLC

OWNER: Same

PREMISES AFFECTED: 720-30 S. Clark Street

SUBJECT: Application for the establishment of a proposed non-accessory, public parking garage within an existing 6 story accessory parking garage.

334-10-S

ZONING DISTRICT: DX-12

WARD: 2

APPLICANT:

OWNER: Same

PREMISES AFFECTED: 720-30 S. Clark Street

SUBJECT: Application for the establishment of proposed non-accessory, public parking which will consist of up to a 45% of the required accessory spaces in the existing 6 story accessory parking garage.

2:00 P.M.

335-10-S **ZONING DISTRICT:**B3-1 **WARD: 37**
APPLICANT: Bekim Mehmeti
OWNER: Same
PREMISES AFFECTED: 5325 W. Fullerton
SUBJECT: Application to permit the establishment of a proposed beauty salon.

336-10-S **ZONING DISTRICT:**B3-2 **WARD: 8**
APPLICANT: Family Den, Inc.
OWNER: Same
PREMISES AFFECTED: 8940-42 S. Stony Island Avenue
SUBJECT: Application to permit the establishment of a proposed expansion of an existing tavern.

337-10-Z **ZONING DISTRICT:**B3-2 **WARD: 8**
APPLICANT: Family Den, Inc.
OWNER: Same
PREMISES AFFECTED: 8940-42 S. Stony Island Avenue
SUBJECT: Application for the establishment of a public place of amusement license for an existing tavern, which is located within 125' of a Residential Single Unit (Detached House) District.

338-10-S **ZONING DISTRICT:**B3-2 **WARD: 32**
APPLICANT: Laetitia Truong
OWNER: Ronald Gard
PREMISES AFFECTED: 1912 N. Damen Avenue
SUBJECT: Application to permit the establishment of a proposed beauty salon.

339-10-S **ZONING DISTRICT:**B1-2 **WARD: 50**
APPLICANT: Khal Ohr Yisoher Chodrov Synagogue
OWNER: Same
PREMISES AFFECTED: 6336 N. Lincoln Avenue
SUBJECT: Application to permit the expansion of an existing religious facility with a second floor and rear 2 story addition.

340-10-S **ZONING DISTRICT:** RS-2 **WARD: 50**
APPLICANT: Khal Ohr Yisoher Chodrov Synagogue
OWNER: Same
PREMISES AFFECTED: 6311 N. Drake Avenue
SUBJECT: Application to permit the establishment of proposed accessory parking to serve a religious facility at 6336 N. Lincoln Avenue

341-10-Z **ZONING DISTRICT:** RS-2 **WARD:** 50
APPLICANT: Khal Ohr Yisocheer Chodrov Synagogue
OWNER: Same
PREMISES AFFECTED: 6311 N. Drake Avenue
SUBJECT: Application to permit a reduction in the required north side setback to zero with combined side setbacks of zero for the establishment of parking for an existing single family residence and a religious facility at 6336 N. Lincoln Avenue.

342-10-S **ZONING DISTRICT:**B3-2 **WARD:** 32
APPLICANT: Supernova Orange LLC
OWNER: Clemente & Virma Rodriguez
PREMISES AFFECTED: 1945 N. Damen Avenue
SUBJECT: Application to permit the establishment of a proposed beauty salon.

343-10-Z **ZONING DISTRICT:** RS-3 **WARD:** 27
APPLICANT: Teresa & Ramon Lozano
OWNER: Same
PREMISES AFFECTED: 1322-24 W. Erie Street
SUBJECT: Application for a variation for the proposed subdivision of an improved zoning lot. The remaining 2 dwelling unit building shall have a west side yard of zero instead of 4' and the combined side yards shall be 3.4' instead of 10'.

344-10-Z **ZONING DISTRICT:** RS-3 **WARD:** 27
APPLICANT: Fernando Lozano
OWNER: Same
PREMISES AFFECTED: 1326-28 W. Erie Street
SUBJECT: Application for a variation for the proposed subdivision of an improved zoning lot. The new residence shall have a 4.2' front setback on West Ancona Street instead of the required front setback of 10.42' and the required off street parking setback. The combined side yards shall be 8' instead of 10' with the east side setback reduced to 3' instead of 4'.

345-10-Z **ZONING DISTRICT:** RT-4 **WARD:** 43
APPLICANT: Chicago Title and Land Trust ATUT # 8002353974
OWNER: Same
PREMISES AFFECTED: 2214 N. Bissell Street
SUBJECT: Application to permit the reduction in the rear setback to zero instead of 20.78' and the rear yard open space shall be 136 square feet instead of 232 square feet, and to increase the floor area by 461 square feet which is not more than 15% of the floor area which has existed more than 50 years prior to the passage of this ordinance, to allow for the addition of a one story attached garage and mud room.

346-10-Z **ZONING DISTRICT: RT-4** **WARD 43**
APPLICANT: Therese and Jose Hernandez
OWNER: Same
PREMISES AFFECTED: 2536 N. Burling Street
SUBJECT: Application for a variation for a garage with a proposed increase by not more than 10% (528 square feet) and to provide 196 square feet of rear yard open space on a garage roof deck instead of on the ground level.

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.

348-10-S **ZONING DISTRICT:B2-3** **WARD: 47**
APPLICANT: 4201 N. Lincoln Avenue
OWNER: Same
PREMISES AFFECTED: 4201 N. Lincoln Avenue
SUBJECT: Application for the establishment of a proposed three-lane, drive-through facility to serve a one story bank.

350-10-S **ZONING DISTRICT: M1-2** **WARD: 32**
APPLICANT: Laurence Weiner
OWNER: Gordon Caplan, Inc.
PREMISES AFFECTED: 2040 W. North Avenue
SUBJECT: Application for the establishment of a proposed indoor sports and recreation facility in an existing 4 story manufacturing building.

351-10-A **ZONING DISTRICT: DX-5** **WARD: 42**
APPLICANT: J & B Signs, Inc.
OWNER: Same
PREMISES AFFECTED: 754 N. Clark Street
SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to permit the re-establishment of three non-conforming signs on a proposed building. The Zoning Administrator maintains that the prior lawful non-conforming signs may not be re-established when the owner of the property voluntarily wrecked the building upon which these signs were erected.

56-10-Z (amended) **ZONING DISTRICT: RM-5** **WARD: 44**
APPLICANT: Styles Properties, LLC
OWNER: Same
PREMISES AFFECTED: 3754 N. Wilton
SUBJECT: Application for the establishment of a three story six dwelling unit building with a front setback of 10" instead of 8.3', north and south side setbacks of 3' each, a rear setback of 11' 10-3/8", the rear yard open space of zero and to allow a rooftop stair enclosure to be set back 2'-1" instead of the required 20' from the building line.

CONTINUANCES

249-10-S **ZONING DISTRICT: RT-4** **WARD:12**
APPLICANT: Shekinah Glory House, Inc.
OWNER: Same
PREMISES AFFECTED: 2341 S. Sacramento Avenue
SUBJECT: To permit the establishment of a proposed transitional residence.

291-10-S **ZONING DISTRICT:B3-2** **WARD:18**
APPLICANT: Mohammed Badla
OWNER: Same
PREMISES AFFECTED: 7257 S. Western Avenue
SUBJECT: To permit the establishment of a proposed gas station in a B3-2 zoning district.

292-10-Z **ZONING DISTRICT:B3-2** **WARD:18**
APPLICANT: Mohammed Badla
OWNER: Same
PREMISES AFFECTED: 7257 S. Western Avenue
SUBJECT: To permit the establishment of a proposed gas station whose lot area shall be 15,750 square feet instead of 20,000 square feet.

296-10-Z **ZONING DISTRICT:RS-3** **WARD:32**
APPLICANT: Bob Pearl
OWNER: 1711 North Wolcott C, LLC
PREMISES AFFECTED: 1711 N. Wolcott
SUBJECT: To permit the establishment of a proposed 2 story single family residence whose south side yard shall be zero, the north side yard shall be 2'-2", the rear yard shall be 20.6' in order to construct a 4' fence on top of an 8'-10" the wall in the rear side yards.

299-10-S **ZONING DISTRICT: B1-1** **WARD:18**
APPLICANT: Son Hoang
OWNER: Wrightwood Plaza LLC
PREMISES AFFECTED: 7914 S. Western
SUBJECT: To permit the establishment of a proposed nail salon.

308-10-S **ZONING DISTRICT:B1-1** **WARD:47**
APPLICANT: Nail & Spa of Lincoln d/b/a 2 x 10 Nail & Spa
OWNER: American Heritage Investment, II, LLC
PREMISES AFFECTED: 4612 N. Lincoln Avenue
SUBJECT: To permit the establishment of a proposed nail and spa facility.