CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- April 15, 2011 121 N. LaSalle Street- Room 200

9:00 A.M

99-11-S ZONING DISTRICT:B1-2 WARD: 27

APPLICANT: Edit Salon, LLC

OWNER: Juan Mesa

PREMISES AFFECTED: 1369 W. Chicago Avenue

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

100-11-S ZONING DISTRICT:B3-1 WARD: 35

APPLICANT: Francisco Garcia Gutierrez d/b/a/ Mia's Hair Beauty Salon

OWNER: Ted Karwowski

PREMISES AFFECTED: 3659 W. Diversey

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

salon.

101-11-S ZONING DISTRICT:B1-3 WARD: 43

APPLICANT: Shear Greatness, LLC d/b/a Great Clips

OWNER: 1001 Webster LLC

PREMISES AFFECTED: 1001-05 W. Webster Avenue

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

102-11-S ZONING DISTRICT:B3-1 WARD: 35

APPLICANT: Chicago Styles Barber Shop, Inc.

OWNER: Ramon Zepeda

PREMISES AFFECTED: 3047 W. Armitage Avenue

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

salon.

103-11-S ZONING DISTRICT:B3-2 WARD:32

APPLICANT: Blade Hair Skin Body LLC

OWNER: First Michigan Bank

PREMISES AFFECTED: 1415 W. Belmont Avenue

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

104-11-S ZONING DISTRICT:B1-2 WARD:47

APPLICANT: Thanh Tran **OWNER:** Lincoln Damen LLC

PREMISES AFFECTED: 3944 N. Lincoln Avenue

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

105-11-S ZONING DISTRICT:B3-2 WARD:40

APPLICANT: Jaime Gutierrez d/b/a Esmeralda's Beauty Salon

OWNER: Daniel Razes

PREMISES AFFECTED: 6142 N. Clark Street

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

106-11-S ZONING DISTRICT:B3-2 WARD:32

APPLICANT: Urban Mom Salon, LLC **OWNER:** Wilmont Properties Inc.

PREMISES AFFECTED: 2143-45 N. Damen Avenue

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

107-11-S ZONING DISTRICT:B1-2 WARD:41

APPLICANT: Matisse: A Hair Studio

OWNER: Mark S. Maletycz

PREMISES AFFECTED: 6400 W. Raven Street

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

108-11-S ZONING DISTRICT: DR-3 WARD:42

APPLICANT: First Class Chicago LLC

OWNER: Same

PREMISES AFFECTED: 57 E. Cedar Street Unit #1

SUBJECT: Application for a special use to permit the establishment of a proposed vacation

rental unit.

109-11-S ZONING DISTRICT: DR-3 WARD:42

APPLICANT: First Class Chicago LLC

OWNER: Same

PREMISES AFFECTED: 57 E. Cedar Street Unit # 2

SUBJECT: Application for a special use to permit the establishment of a proposed vacation

rental unit.

110-11-S ZONING DISTRICT: DR-3 WARD:42

APPLICANT: First Class Chicago, LLC

OWNER: Same

PREMISES AFFECTED: 57 E. Cedar Street Unit #3

SUBJECT: Application for a special use to permit the establishment of a proposed vacation

rental unit.

111-11-S ZONING DISTRICT: DR-3 WARD:42

APPLICANT: Michael Verdone

OWNER: Same

PREMISES AFFECTED: 55 E. Cedar Street Unit # 1

SUBJECT: Application for a special use to permit the establishment of a proposed vacation

rental unit.

112-11-S ZONING DISTRICT: DR-3 WARD:42

APPLICANT: Michael Verdone

OWNER: Same

PREMISES AFFECTED: 55 E. Cedar Street Unit # 2

SUBJECT: Application for a special use to permit the establishment of a proposed vacation

rental unit.

113-11-S ZONING DISTRICT: DR-3 WARD:42

APPLICANT: Michael Verdone

OWNER: Same

PREMISES AFFECTED: 55 E. Cedar Street Unit # 3

SUBJECT: Application for a special use to permit the establishment of a proposed vacation

rental unit.

114-11-S ZONING DISTRICT:B3-3 WARD:26

APPLICANT: American Enterprise Properties

OWNER: Same

PREMISES AFFECTED: 2001-03 W. Race Avenue

SUBJECT: Application for a special use to permit the establishment of residential use below the

second floor.

115-11-S ZONING DISTRICT:B3-2 WARD:44

APPLICANT: John Plewa

OWNER: Same

PREMISES AFFECTED: 1000-12 W. Belmont Avenue

SUBJECT: Application for a special use to permit the proposed expansion of an existing tavern.

116-11-Z ZONING DISTRICT:B3-3 WARD:1

APPLICANT: Joshua Nadolna

OWNER: Same

PREMISES AFFECTED: 1314 N. Wicker Park Avenue

SUBJECT: Application for a variation to increase the height of an existing building from the

permitted 50' to 54'-10" for a fifth level stairway enclosure.

117-11-S ZONING DISTRICT:B3-3 WARD:46

APPLICANT: Paul Co., LLC

OWNER: Same

PREMISES AFFECTED: 4441 N. Broadway

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

118-11-S ZONING DISTRICT:B3-1 WARD:36

APPLICANT: Whitestock, Inc. d/b/a/ Second Time Around

OWNER: Same

PREMISES AFFECTED: 8301-03 W. Irving Park Road

SUBJECT: Application for a special use to permit the establishment of the proposed expansion

of an existing tavern.

119-11-Z ZONING DISTRICT:B3-3 WARD:20

APPLICANT: Kidz creative Concepts School Age, Inc.

OWNER: North Start Trust Co, ATUT # 991459

PREMISES AFFECTED: 717-19 E. 63rd Street

SUBJECT: Application for a variation to reduce the required parking spaces from one to zero

for an expanded existing day care.

120-11-Z ZONING DISTRICT: RS-2 WARD:23

APPLICANT: Daniel & Lois Ferrone

OWNER: Same

PREMISES AFFECTED: 5400 S. Newland Avenue

SUBJECT: Application for a variation to reduce the front setback from the required 20' to 11.87'

for a proposed front one story open porch and stairs to an existing single family residence.

121-11-Z ZONING DISTRICT: RT-4 WARD:20

APPLICANT: Greater Faith M.B. Church, Inc.

OWNER: Same

PREMISES AFFECTED: 6311-15 S. Langley Avenue

SUBJECT: Application for a variation to reduce the front setback from the required 14.67' to zero, the south setback from 9' to 1' and the rear setback from 36'-8" to 23'-6" for a proposed 1 story church with 10 on-site parking space.

122-11-Z ZONING DISTRICT:B3-2 WARD:32

APPLICANT: New Einstein's Academy, Inc.

OWNER: Hlepas Family, LLC

PREMISES AFFECTED: 1858-60 N. Damen Avenue

SUBJECT: Application for a variation to eliminate one required parking space for a proposed

day care center.

123-11-Z ZONING DISTRICT: RS-3 WARD:33

APPLICANT: Jeff Robinson

OWNER: Same

PREMISES AFFECTED: 4450 N. Sacramento Avenue

SUBJECT: Application for a variation to reduce the front setback from the required 20' to 8'-10"

to allow a front 1 story addition to an existing 2 story single family residence.

2:00 P.M.

124-11-S ZONING DISTRICT:B3-1 WARD:27

APPLICANT: Bill's Recovering Communities, LLC

OWNER: Same

PREMISES AFFECTED: 1257 N. Pulaski Road

SUBJECT: Application for a special use to permit the establishment of a proposed transitional

residence.

125-11-S ZONING DISTRICT: RS-3 WARD:30

APPLICANT: 1750 N Springfield LLC

OWNER: Same

PREMISES AFFECTED: 1752-54 N. Harding Avenue

SUBJECT: Application for a special use to permit the establishment of a proposed required accessory off-site parking lot to serve an existing warehouse building (furniture wholesale & production plant) located at 1750 N. Springfield.

126-11-Z ZONING DISTRICT: RS-3 WARD:30

APPLICANT: 1750 N Springfield LLC

OWNER: Same

PREMISES AFFECTED: 1752-54 N. Harding Avenue

SUBJECT: Application for a variation to reduce the required 20' front setback to 7' to prevent the obstruction of the sidewalk by parked cars for an off-site required accessory parking lot to serve a warehouse building at 1750 N. Springfield Avenue

127-11-Z ZONING DISTRICT: RM-5 WARD:3

APPLICANT: GCD Properties, LLC Indiana

OWNER: Same

PREMISES AFFECTED: 5407-09 S. Indiana Avenue

SUBJECT: Application for a variation to reduce the north and south setbacks from the required 4' to zero, the rear yard open space from the required 447.56' to zero to allow parking for a 3-story, 6 dwelling unit building to be converted to 8 dwelling units.

128-11-Z ZONING DISTRICT: RM-5 WARD:27

APPLICANT: Farrah & William Nudera

OWNER: Same

PREMISES AFFECTED: 24 N. Throop Street

SUBJECT: Application for a variation to reduce the front setback from the required 10.78' to 9', the north and south setback from the required minimum 2' to zero, the combined setback from 4.19' to zero and the rear yard open space from 98.92 square feet to zero for a proposed 3-story single family residence with an attached garage.

129-11-Z ZONING DISTRICT: RS-3 WARD:47

APPLICANT: Eric & Colleen Mansell

OWNER: Same

PREMISES AFFECTED: 2171 W. Eastwood Avenue

SUBJECT: Application for a variation to reduce the required front setback from 19.44' to 3.0', the required west side setback to 1.0', the required east side setback to 2.5' for a combined total side setback of 3.5' instead of 7.48' and to reduce the required rear setback from 34.03' to zero for a proposed one and two-story single family home with a porch and entry stair, masonry wall and attached garage.

130-11-Z ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Barry and Noelle Fischer **PREMISES AFFECTED**: 1230 W. Fletcher

SUBJECT: Application for a variation to reduce the front setback from the required 15' to zero, the east and west side setbacks from 2' to zero and the combined side setbacks from 2' to zero also to increase the floor area ratio by not more than 15% of the non-conforming floor area of an existing two dwelling unit building, for a front addition to the existing building.

131-11-S ZONING DISTRICT: RM-5 WARD:28

APPLICANT: New Morning Star Missionary Baptist Church

OWNER: Same

PREMISES AFFECTED: 3829-33 W. Adams Street

SUBJECT: Application for a special use to permit the establishment of a proposed off-site parking lot to serve a religious assembly at 206 S. Hamlin.

132-11-Z ZONING DISTRICT: RM-5 WARD:28

APPLICANT: New Morning Star Missionary Baptist Church

OWNER: Same

PREMISES AFFECTED: 3829-33 W. Adams Street

SUBJECT: Application for a variation to reduce the east setback from the required 8.3' to 4.0' for an off-site accessory parking lot to serve a religious assembly at 206 S. Hamlin.

133-11-S ZONING DISTRICT: B3-1 WARD:36

APPLICANT: El Taller Del Maestro

OWNER: U.S. Bank & Trust, Trust No. 634

PREMISES AFFECTED: 6000-02 W. Belmont Avenue

SUBJECT: Application for a special use to permit the establishment of a proposed religious

assembly.

134-11-S ZONING DISTRICT: M1-2 WARD:6

APPLICANT: S & J Mobile Inc.

OWNER: Same

PREMISES AFFECTED: 7601 S. State Street

SUBJECT: Application for a special use to permit the establishment of a proposed gas station with an accessory drive through car wash.

135-11-S ZONING DISTRICT: B3-1 WARD:38

APPLICANT: PNC Bank

OWNER: Same

PREMISES AFFECTED: 3839 N. Harlem Avenue

SUBJECT: Application for a special use to permit the establishment of a proposed two lane

drive-through to serve an existing bank.

136-11-S ZONING DISTRICT: C1-1 WARD:37

APPLICANT: Darrell Haywood d/b/a/ North and Cicero Gold & More

OWNER: Catherine Pavlatos

PREMISES AFFECTED: 4739 W. North Avenue

SUBJECT: Application for a special use to permit the establishment of a proposed valuable

objects dealer license.

137-11-S ZONING DISTRICT:B3-2 WARD:1

APPLICANT: Arden Fowler

OWNER: Same

PREMISES AFFECTED: 2700 N. Western Avenue

SUBJECT: Application for a special use to permit the establishment of a proposed outdoor

rooftop patio to serve an existing restaurant.

138-11-Z ZONING DISTRICT: RT-4 WARD:1

APPLICANT: Mary Murzanski

OWNER: Same

PREMISES AFFECTED: 1324 N. Moorman Street

SUBJECT: Application for a variation to reduce the front setback from the required 11.37' to 7'-6", the front property line setback from 20' to 11'-6" for an attached garage off of Moorman Street, and to reduce the northwest setback from 8.72' to 2'-6" and the rear setback from 27.24' to zero for a three-story single family residence with an attached garage.

139-11-S ZONING DISTRICT: RS-3 WARD:16

APPLICANT: SOS Children's Villages Illinois

OWNER: City of Chicago

PREMISES AFFECTED: 5008-10 S. Throop Street

SUBJECT: Application for a special use to permit the establishment of a proposed group living

transitional residence.

140-11-S ZONING DISTRICT: RS-3 WARD:16

APPLICANT: SOS Children's Villages Illinois

OWNER: City of Chicago

PREMISES AFFECTED: 5012 -14 S. Throop Street

SUBJECT: Application for a special use to permit the establishment of a proposed group living

transitional residence.

141-11-S ZONING DISTRICT: RS-3 WARD:16

APPLICANT: SOS Children's Villages Illinois

OWNER: City of Chicago

PREMISES AFFECTED: 5016-18 S. Throop Street

SUBJECT: Application for a special use to permit the establishment of a proposed group living

transitional residence.

142-11-S ZONING DISTRICT: RS-3 WARD:16

APPLICANT: SOS Children's Villages Illinois

OWNER: City of Chicago

PREMISES AFFECTED: 5013-15 S. Throop Street

SUBJECT: Application for a special use to permit the establishment of a proposed group living

transitional residence.

143-11-S ZONING DISTRICT: RS-3 WARD:16

APPLICANT: SOS Children's Villages Illinois

OWNER: City of Chicago

PREMISES AFFECTED: 5017-21 S. Throop Street

SUBJECT: Application for a special use to permit the establishment of a proposed group living

transitional residence.

CONTINUANCES

410-10-A ZONING DISTRICT: RT-4 WARD:43

APPLICANT: Anthony and Julie Stamato **OWNER:** Middlefork Capital, LLC

PREMISES AFFECTED: 1705 N. Dayton Street

SUBJECT: An Objector's Appeal from the decision of the office of the Zoning Administrator in

granting an administrative adjustment to the property at 1705 N. Dayton.

29-11-S ZONING DISTRICT:B3-5 WARD: 35

APPLICANT: Avondale SLF, LLC

OWNER: 3038-44 West Armitage, LLC

PREMISES AFFECTED: 2000-08 N. Whipple Street / 3038-44 W. Armitage Avenue

SUBJECT: Application for a special use to permit the establishment of a proposed 6 story

elderly housing building.

30-11-Z ZONING DISTRICT:B3-5 WARD: 35

APPLICANT: Avondale SLF, LLC

OWNER: 3038-44 West Armitage, LLC

PREMISES AFFECTED: 2000-08 N. Whipple Street / 3038-44 W. Armitage Avenue

SUBJECT: Application for a variation to reduce the rear yard setback from 30' to zero, to

eliminate the one required loading berth and to reduce the required parking spaces from 30 to 24

for a 6 story elderly housing building.

31-11-S ZONING DISTRICT:C2-2 WARD: 35

APPLICANT: Avondale SLF, LLC

OWNER: Ramon Zepeda

PREMISES AFFECTED: 3059-61 W. Armitage Avenue

SUBJECT: Application for a special use to permit the establishment of a proposed required accessory parking lot to serve a proposed elderly housing building at 2000-08 N. Whipple/

3038-44 W. Armitage Avenue

78-11-S ZONING DISTRICT:B3-2 WARD:50

APPLICANT: First Financial Credit Union

OWNER: HCB Development, LLC

PREMISES AFFECTED: 2936 W. Peterson Avenue

SUBJECT: Application for a special use to permit the establishment of a proposed two lane

drive through to serve a proposed one story financial institution.

92-11-Z ZONING DISTRICT: RS-3 WARD:32

APPLICANT: Richard Ashbeck

OWNER: Same

PREMISES AFFECTED: 1219 W. Montana Street

SUBJECT: Application for a variation to reduce the total combined setback from the required 6.0' to 0.98' on the west with 1'- 5 3/4" on the east, to increase the floor area ratio by not more than 15% of the existing 5,253.13 by 787.96 square feet and to increase the height from the permit 30' to 32.4' for a third floor dormer addition.

97-11-S ZONING DISTRICT:B3-3 WARD:26

APPLICANT: Cash America, Inc. of Illinois

OWNER: Gabor Zsolnay

PREMISES AFFECTED: 3201 W. North Avenue

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