CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- February 18, 2011 121 N. LaSalle Street- Room 200

9:00 A.M.

35-11-Z

ZONING DISTRICT: RS-2 WARD:39

APPLICANT: Christopher Brink

OWNER: Same

PREMISES AFFECTED: 3850 N. Springfield Avenue

SUBJECT: Application for a variation to reduce the required west (front) setback from 20' to 7.68' and 4.27', the east (front) setback from 20' to 18.37', the southwest side setback to 2.2' and the front west property line from the required 20' to 4.27' to the garage door for a proposed attached garage to an existing single family residence.

36-11-SZONING DISTRICT:B1-1WARD:16APPLICANT: Gerardo LopezOWNER: Laura Santos

PREMISES AFFECTED: 3449 W. 59th Street

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

37-11-SZONING DISTRICT:B1-1**WARD:13**

APPLICANT: Ruben M. Zavala
OWNER: same
PREMISES AFFECTED: 4039 W. 63rd Street
SUBJECT: Application for a special use to permit the establishment of a proposed nail salon.

38-11-S ZONING DISTRICT:B3-2 **WARD:6**

APPLICANT: Change Beauty Salon

OWNER: Kyle Davidson Completion plus LLC

PREMISES AFFECTED: 7520 S. Cottage Grove Avenue

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

39-11-SZONING DISTRICT:B3-1WARD:23APPLICANT: Alvaro SalonOWNER: Jose DuenasPREMISES AFFECTED: 5231 S. Cicero AvenueSUBJECT: Application for a special use to permit the establishment of a proposed beauty salon.

40-11-SZONING DISTRICT:B1-2WARD:17APPLICANT: Takada Dixon EppsOWNER: John ParkPREMISES AFFECTED: 7321 S. Halsted StreetSUBJECT: Application for a special use to permit the establishment of a proposed barber shop.

ZONING DISTRICT: B3-1 43-11-S **WARD:45 APPLICANT:** Massage Therapy Center Inc. **OWNER:** Demetrios Kozonios **PREMISES AFFECTED:** 5785 N. Milwaukee Avenue SUBJECT: Application for a special use to permit the establishment of a proposed massage establishment.

44-11-S **ZONING DISTRICT:** B3-1 **WARD:47**

APPLICANT: Benjamin Lewis

OWNER: 1459-69 West Irving Park, LLC

PREMISES AFFECTED: 1459-63 W. Irving Park Road

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

ZONING DISTRICT:B3-2 **WARD:38** 45-11-Z

APPLICANT: Patio Theater LLC

OWNER: Alexander Kouvalis

PREMISES AFFECTED: 6008 W. Irving Park Road

SUBJECT: Application for a variation to permit the establishment of a public place of amusement license which is within 125' of an RS-3 zoning district for a proposed movie theater.

46-11-S **ZONING DISTRICT:** RT-4 **WARD: 24**

APPLICANT: Reach Out Community Center **OWNER:** Same **PREMISES AFFECTED:** 2243-47 S. Troy Street

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

ZONING DISTRICT: RT-4 **WARD: 20** 47-11-S

APPLICANT: Bridging the Gap Communal Living **OWNER:** Tanva Lee PREMISES AFFECTED: 6334 S. Normal Boulevard

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

WARD:28

41-11-S **ZONING DISTRICT:**B3-3

APPLICANT: Kedzie Grocery Inc.

OWNER: Luke Townsend Enterprises

PREMISES AFFECTED: 39 N. Kedzie Avenue

SUBJECT: Application for a special use to permit the establishment of a hair braiding/ barber shop.

ZONING DISTRICT:B3-2 42-11-S **WARD:32**

APPLICANT: Za Za Zoo Nail Salon Inc.

OWNER: 1842 N. Damen Condos. Inc

PREMISES AFFECTED: 1842 N. Damen Avenue Suite 1842- 1N

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

48-11-S ZONING DISTRICT: B3-2

APPLICANT: 5146 Clark LLC

OWNER: Same

PREMISES AFFECTED: 5146-48 N. Clark Street

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

49-11-SZONING DISTRICT:B3-2WARD:33

APPLICANT: Sung Kyu Kang

OWNER: Dae Kyu Kang & Kyung Nam Kang

PREMISES AFFECTED: 3523 W. Lawrence Avenue

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

50-11-ZZONING DISTRICT:RT-4**WARD:2**

APPLICANT: Leonard Vihnanek

OWNER: 2544-46 West Washington Condo Association

PREMISES AFFECTED: 2544-46 W. Washington Boulevard

SUBJECT: Application for a variation to reduce the required rear yard open space from 344.22 square feet to zero for a 3 story rear open porch and to reduce the required rear setback from 30' to zero to permit a proposed 10' high security fence.

51-11-Z ZONING DISTRICT:RS-3 **WARD:44**

APPLICANT: Mark Scanlan

OWNER: Same

PREMISES AFFECTED: 3011 N. Racine Avenue

SUBJECT: Application for a variation to reduce the combined side yards from 4.8' to 3'-5" with a 1'-2" north setback and to exceed the existing floor area by not more than 15% of the floor area that has existed for more than 50 years for a proposed rear 2 story addition with an open deck.

52-11-Z ZONING DISTRICT: RS-3 **WARD:1**

APPLICANT: Louis & Melissa Haase

OWNER: Same

PREMISES AFFECTED: 2013 W. Huron Street

SUBJECT: Application for a variation to increase the height from 30' to 33' and to exceed the floor area ration by not more than 15% (436 square feet) of the pre-existing 2,906.72 square feet for a 3 dwelling unit building.

53-11-Z

ZONING DISTRICT:RS-3

APPLICANT: Frank Michalski

OWNER: Same

PREMISES AFFECTED: 3504 W. Wrightwood Avenue

SUBJECT: Application for a variation to reduce the west setback to $6 \frac{1}{4}$ " (east setback to remain at 2.95'), the combined setback shall be reduce from the required 5' to 3.4' and to exceed the floor area by not more than 15% (217 square feet) with a third floor addition.

WARD:48

WARD:35

54-11-Z

ZONING DISTRICT: RS-3

APPLICANT: Tom Sosnoff OWNER: Same

PREMISES AFFECTED: 3845 N. Ravenswood Avenue

SUBJECT: Application for a variation to reduce the total side setback from the required 10' to zero and to reduce the rear yard from the required 30.28' to zero to construct an 8'-2-1/2" masonry wall.

55-11-Z ZONING DISTRICT:RS-3 **WARD:**1

APPLICANT: 2034 Superior, LLC

OWNER: Same

PREMISES AFFECTED: 2034 W. Superior Street

SUBJECT: Application for a variation to reduce the front setback from the required 20' to 1' for a proposed 2 car garage with access to a new driveway on W. Lee Place for a proposed single family residence.

56-11-ZZONING DISTRICT:B3-1**WARD:41**

APPLICANT: Signature Bank

OWNER: 6400 Commercial LLC

PREMISES AFFECTED: 6330-6420 N. Northwest Highway

SUBJECT: Application for a special use to permit the establishment of an accessory drive through to serve an existing bank.

57-11-S ZONING DISTRICT:B3-1 **WARD:14**

APPLICANT: Bank of America

OWNER: Same

PREMISES AFFECTED: 5601 S. Kedzie Avenue

SUBJECT: Application for a special use to permit the establishment of a proposed 3 lane drivethrough and one by-pass lane to serve a proposed bank.

58-11-SZONING DISTRICT:RM-5WARD:5

APPLICANT: Hyde Park University Bible Fellowship

OWNER: 5454 Everett LLC

PREMISES AFFECTED: 5454 S. Everett Avenue

SUBJECT: Application for a special use to permit the establishment of a proposed accessory off-site parking lot to serve a religious assembly at 5407 S. Hyde Park Boulevard.

59-11-S ZONING DISTRICT:B3-2 WARD:1

APPLICANT: Sodagar Business, Inc.

OWNER: Same

PREMISES AFFECTED: 954 N. Western Avenue / 2405 W. Augusta Boulevard **SUBJECT:** Application for a special use to permit the establishment of a proposed one -story mini-mart to serve an existing gasoline station.

WARD:47

60-11-S

ZONING DISTRICT:DX-5

APPLICANT: Mansoor Lakhani

OWNER: Same

PREMISES AFFECTED: 750 N. Wells Street / 201 W. Chicago Avenue

SUBJECT: Application for a special use to permit the continued the use of an existing gasoline station with 10 pumps and a proposed 2,860 square foot retail building.

61-11-S ZONING DISTRICT:B3-2 WARD:47

APPLICANT: Floyd's 99 - Illinois, LLC

OWNER: Chicago Title Land Co. # 01-977230

PREMISES AFFECTED: 1401 W. Irving Park Road

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

62-11-Z ZONING DISTRICT: (proposed) RM-6, currently PD -655 WARD:46 **APPLICANT:** Aurora Chicago Lakeshore Hospital LLC

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OWNER: Illinois Life Properties

PREMISES AFFECTED: 4700-20 N. Clarendon

SUBJECT: Application for a variation to reduce the rear yard from the required 27.30' to 17'-4" and the north setback on a reverse corner lot from the required 3.19' to zero, for a proposed 5 story addition to a proposed 60 bed hospital.

63-11-S ZONING DISTRICT: (proposed) RT-4, currently PD-655 **WARD: 46 APPLICANT:** Aurora Chicago Lakeshore Hospital LLC

OWNER: Illinois Life Properties

PREMISES AFFECTED: 827-31 W. Leland Avenue

SUBJECT: Application for a special use to permit the establishment of a proposed required offsite accessory parking lot to serve a proposed hospital at 4700-20 N. Clarendon.

64-11-Z ZONING DISTRICT: (proposed) RT-4, currently PD-655 WARD:46

APPLICANT: Aurora Chicago Lakeshore Hospital, LLC

OWNER: Illinois Life Properties

PREMISES AFFECTED: 827-31 W. Leland Avenue

SUBJECT: Application for a variation to reduce the front setback from the required 15' to 7' and to provide a 7' setback instead of 20' from the property line to prevent an obstruction of the sidewalk by parked vehicles for a required accessory off-site parking lot to serve a proposed hospital at 4700-20 N. Clarendon

65-11-S ZONING DISTRICT:(proposed) RT-4 currently PD-655 **WARD:46**

APPLICANT: Aurora Chicago Lakeshore Hospital

OWNER: Illinois Life Properties LLC

PREMISES AFFECTED: 816-24 W. Leland Avenue

SUBJECT: Application for a special use to permit the establishment of a proposed required accessory off-site parking lot to serve a proposed hospital at 4700-20 N. Clarendon

WARD:42

66-11-Z ZONING DISTRICT: :(proposed) RT-4 currently PD-655 WARD: 46

APPLICANT: Aurora Chicago Lakeshore Hospital, LLC

PREMISES AFFECTED: 816-24 W. Leland Avenue

Subject: Application for a variation to reduce the front setback from the required 15' to 7' and to provide a 7' setback instead of 20' from the property line to prevent an obstruction of the sidewalk by parked vehicles for a required accessory off-site parking lot to serve a proposed hospital.

67-11-ZZONING DISTRICT: RT-4WARD:32

APPLICANT: John & Jan Kuklenski

OWNER: Same

PREMISES AFFECTED: 1951 N. Kenmore Avenue

SUBJECT: Application for a variation to reduce the front setback from the required 12' to 6'-5", the south side setback from 2' to 0'-9 $\frac{1}{2}$ " and the combined side setbacks from the required 4'-10" to 4' to allow a 3rd floor addition and replacement of an existing 2nd floor balcony.

68-11-S ZONING DISTRICT:DX-1 WARD:2

APPLICANT: Ciro Rossini

OWNER: Same

PREMISES AFFECTED: 701 S. Clark Street

SUBJECT: Application for a special use to permit the establishment of a proposed non-accessory parking lot located outside the central area parking district.

69-11-SZONING DISTRICT:DX-12WARD:2

APPLICANT: The Public Building Commission of Chicago

OWNER: Chicago Board of Education

PREMISES AFFECTED: 700 S. State Street

SUBJECT: Application for a special use to permit the establishment of a proposed 7-story high school with a rooftop mechanical and stair penthouse.

CONTINUANCES

392-10-SZONING DISTRICT: RS-3WARD:17APPLICANT: Dorothy Appiah / D.K.Y. DevelopersOWNER: SamePREMISES AFFECTED: 6803 S. Throop StreetSUBJECT: Application to permit the establishment of a proposed community center.

03-11-SZONING DISTRICT:B1-1WARD:18APPLICANT: Pamper Me Up Kiddee Spa Salon & Party Palace, Ltd.OWNER: Vernell ValentinePREMISES AFFECTED: 8006 S. Western AvenueSUBJECT: Application for a special use to permit the establishment of a proposed beauty salon.

09-11-S ZONING DISTRICT:C1-1 WARD:6 APPLICANT: Illinois Association of Seventh-day Adventists OWNER: Steven C. Pinsler PREMISES AFFECTED: 8221-8227 South State Street SUBJECT: Application for a special use to permit the establishment of a proposed religious assembly (Church).

18-11-Z ZONING DISTRICT: RM-5 **WARD:43**

APPLICANT: Myles McGuire

OWNER: Same

PREMISES AFFECTED: 309 W. Wisconsin Street

SUBJECT: Application for a variation to reduce the rear setback from 28' to 20.34', the east and west setback from 2' to zero, the rear yard open space from 110 square feet to 66 square fee, and to increase the existing floor area by not more than 15% for an enclosed breezeway and a rear second floor addition.