CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- January 21, 2011

121 N. LaSalle Street- Room 200

9: 00 A.M.

01-11-Z ZONING DISTRICT: RS-1 WARD:39

APPLICANT: Paul & Lisa Berghoff

OWNER: Same

PREMISES AFFECTED: 6243 N. Knox Avenue

SUBJECT: Application for a variation to permit a rear one story basement addition and a second floor addition with a first floor covered patio whose rear yard setback shall be reduced from 35.0' to 19.57' whose combined side set back shall be reduced from 24.0' to 12.0' with 6'0 on each side.

02-11-S ZONING DISTRICT:B3-2 WARD:44

APPLICANT: Hair Cut City,LLC

OWNER: Zuric Builders 932 W. Diversey,LLC **PREMISES AFFECTED:** 932 W. Diversey Parkway

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

03-11-S ZONING DISTRICT:B1-1 WARD:18

APPLICANT: Pamper Me Up Kiddee Spa Salon & Party Palace, Ltd.

OWNER: Vernell Valentine

PREMISES AFFECTED: 8006 S. Western Avenue

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

04-11-S ZONING DISTRICT:B3-3 WARD:32

APPLICANT: Pearl Beauty Spa, LLC

OWNER: Anh Hua

PREMISES AFFECTED: 3125 N. Lincoln Ave.

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

establishment with beauty salon services.

05-11-S ZONING DISTRICT:B3-2 WARD:32

APPLICANT: Sara Jackson Wellness, Inc. DBA Mera Natural Hair & Body

OWNER: Sue Dodge

PREMISES AFFECTED: 2648 North Lincoln Avenue

SUBJECT: Application for a Special Use to permit the establishment of a proposed beauty

salon/spa.

06-11-S ZONING DISTRICT:B3-2 WARD:23

APPLICANT: Salamat Sheikh

OWNER: Same

PREMISES AFFECTED: 4600-4628 South Cicero Avenue

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

07-11-Z ZONING DISTRICT:B3-2 WARD:23

APPLICANT: Salamat Sheikh

OWNER: Same

PREMISES AFFECTED: 4600-4628 South Cicero Avenue

SUBJECT: Application for a variation to permit a 5 Story 96 room hotel to exceed the allowable

50' maximum height to 55'.

08-11-S ZONING DISTRICT:B3-2 WARD:43

APPLICANT: Custom Hair Lounge Inc.

OWNER: DAR, LLC

PREMISES AFFECTED: 2107 North Cleveland Avenue

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

establishment with beauty salon services.

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).

10-11-S ZONING DISTRICT:B3-3 WARD:20

APPLICANT: Brad Beier

OWNER: Agnes Howard, LLC

PREMISES AFFECTED: 6414-6416 S. Cottage Grove Avenue

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

assembly (church).

11-11-S ZONING DISTRICT:C1-2 WARD:44

APPLICANT: Michael Cascio

OWNER: Same

PREMISES AFFECTED: 3615 North Ashland Avenue., Unit 1S

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

2nd Floor in a C1-2 Zoning District.

12-11-S ZONING DISTRICT:B3-2 WARD:46

APPLICANT: Sarah's Circle

OWNER: Chinese Mutual Aid Assoc.

PREMISES AFFECTED: 4836 North Sheridan Road

SUBJECT: Application for a special use to permit the establishment of a 10 unit Single Room

Occupancy Facility.

13-11-S ZONING DISTRICT:B3-2 WARD:46

APPLICANT: Sarah's Circle

OWNER: Chinese Mutual Aid Assoc.

PREMISES AFFECTED: 4836 North Sheridan Road

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

center.

14-11-S ZONING DISTRICT:B3-1 WARD:35

APPLICANT: Klaudia Lannoye

OWNER: Same

PREMISES AFFECTED: 3048 West Diversey Avenue

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

the 2nd Floor.

15-11-S ZONING DISTRICT:B1-2 WARD:50

APPLICANT: M & T Partnership

OWNER: Same

PREMISES AFFECTED: 2611 W. Devon Street

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

16-11-Z ZONING DISTRICT: RT-4 WARD: 4

APPLICANT: Patricia L. Woodward

OWNER: Same

PREMISES AFFECTED: 4339 S. Berkeley Avenue

SUBJECT: Application for a variation to permit the establishment of a rear two story open

porch and stairs whose south setback shall be reduced from 2' to zero.

17-11-Z ZONING DISTRICT: B3-1 **WARD: 29**

APPLICANT: Restaurant El Ranchito Inc.

OWNER: Same

PREMISES AFFECTED: 5959 W. Grand Ave

SUBJECT: Application for a variation to permit the establishment of a proposed public place of

amusement license to be located within 125' of an RS-3 Zoning District.

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.

19-11-Z ZONING DISTRICT: RS-2 WARD: 50

APPLICANT: Congregation K'hal Chasidim

OWNER: Same

PREMISES AFFECTED: 2919 W. Pratt Boulevard

SUBJECT: Application for a variation to permit a proposed 2 story building, which will serve as a religious assembly which shall exceed the floor area ratio and whose rear setback shall be reduced from 37.5' to 20' and the east setback shall be reduced from 15.5' to 7'-6" and a west setback of 15.59'.

20-11-S ZONING DISTRICT: B1-1 **WARD: 18**

APPLICANT: Chicago Board of Education

OWNER: The Public Building Commission of Chicago

PREMISES AFFECTED: 7901-11 S. Springfield / 3841-59 W. 79th Street

SUBJECT: Application for a special use to permit the establishment of a proposed non-required

accessory parking lot to serve an existing high school at 3939 W. 79th Street.

21-11-S ZONING DISTRICT: B3-3 **WARD: 25**

APPLICANT: Institute for Latino Progress

OWNER:

PREMISES AFFECTED: 2520 S. Western Avenue

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

22-11-S ZONING DISTRICT: M2-3 **WARD: 25**

APPLICANT: Institute for Latino Progress

OWNER: Same

PREMISES AFFECTED: 2501 S. Artesian

SUBJECT: Application for a special use to permit the establishment of a proposed required non-accessory off-site parking lot to serve a proposed high school located at 2520 S.Western Avenue

23-11-S ZONING DISTRICT: C1-2 WARD: 12

APPLICANT: McDonald's USA, LLC

OWNER: Same

PREMISES AFFECTED: 2609 S. Kedzie Avenue

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

through to serve a fast food restaurant.

24-11-Z ZONING DISTRICT: RS-3 WARD: 26

APPLICANT: Raul De Lira

OWNER: Same

PREMISES AFFECTED: 1659 W.Ohio Street

SUBJECT: Application for a variation to permit a proposed open stair whose side setback shall be reduced from 2' to zero, for access into the rear non-conforming principal 2 dwelling unit building.

25-11-Z ZONING DISTRICT:RS-3 WARD: 11

APPLICANT: Artesian Capital, LLC

OWNER: Same

PREMISES AFFECTED: 715 W.47th Place

SUBJECT: Application for a variation to permit an increase in the floor area ratio by not more than 15% of the pre-existing floor area of 3,134 square feet and to exceed the maximum height of 30' to 31'-10", to reduce the east setback to zero, the west setback to 10" for the continuation of a dormer addition and a new addition to the existing 4 dwelling unit building.

26-11-Z ZONING DISTRICT: B3-2 WARD: 46

APPLICANT: 3923-27 N. Clarendon Inc.

OWNER: Same

PREMISES AFFECTED: 3925 N.Clarendon Avenue

SUBJECT: Application for a variation to reduce the minimum lot area from the required 6,000 square feet to 5,661.1 square feet and to reduce the south setback from 2.64' to zero for a 4 story 6 dwelling unit mixed use building.

27-11-S ZONING DISTRICT: B3-2 **WARD: 46**

APPLICANT: 3923-27 Clarendon Inc.

OWNER: Same

PREMISES AFFECTED: 3927 N. Clarendon Avenue

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

second floor.

28-11-Z ZONING DISTRICT: B3-2 **WARD:** 46

APPLICANT: 3923-27 N. Clarendon Inc.

OWNER: Same

PREMISES AFFECTED: 3927 N. Clarendon Avenue

SUBJECT: Application for a variation to permit the establishment of to reduce the minimum lot area from 6,000 square feet to 5666.1 square feet for a 6 dwelling unit building.

area from 0,000 square feet to 5000.1 square feet for a 0 dwelling unit building.

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

32-11-Z ZONING DISTRICT WARD: 15

APPLICANT: Alon Altman

OWNER: SAME

PREMISES AFFECTED: 2656 W. Lithuanian Plaza Court (69th Street)

SUBJECT: Application for a variation to reduce the off street parking requirement from one space to zero for a two- story retail and 5 dwelling unit building to be converted to a 6 dwelling unit building

unit building.

33-11-Z ZONING DISTRICT: DX-16 **WARD: 42**

APPLICANT: Burberry Limited

OWNER: Same

PREMISES AFFECTED: 633 N. Michigan Avenue

SUBJECT: Application for a variation to eliminate the one required loading berth.

34-11-A ZONING DISTRICT: WARD: 49

APPLICANT: Ridgeview LLC

OWNER: Same

PREMISES AFFECTED: 7634 N. Greenview

SUBJECT: Application for an appeal from the decision of the office of the Zoning Administrator in refusing to permit the establishment of 8 dwelling units at this location.

CONTINUANCES

391-10-S ZONING DISTRICT: RM-5 WARD:3

APPLICANT: D'estee Inc.

OWNER: Same

PREMISES AFFECTED: 4519-21 S. Dr. M.L. King Drive

SUBJECT: Application to permit the establishment of a proposed expansion of an existing

community center.

392-10-S ZONING DISTRICT: RS-3 WARD:17

APPLICANT: Dorothy Appiah / D.K.Y. Developers

OWNER: Same

PREMISES AFFECTED: 6803 S. Throop Street

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

408-10-S ZONING DISTRICT: C2-2 WARD:27

APPLICANT: Visnja Vukovich Bradley

OWNER: Same

PREMISES AFFECTED: 527 N. Racine, Unit #1

SUBJECT: Application to permit the establishment of a proposed residential use on the ground

floor in a commercial zoning district.

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.

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.

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

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.

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.

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.