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

9:00 A.M.

227-11-S ZONING DISTRICT: B1-2 WARD: 39

**APPLICANT:** Susana Luna D/B/A Beauty Salon

**OWNER:** Luis Cabal

PREMISES AFFECTED: 3316 W. Lawrence Avenue

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

228-11-S ZONING DISTRICT: B3-2 WARD: 22

**APPLICANT:** Maria Rivera **OWNER:** Manuel Zurita

PREMISES AFFECTED: 3737 W. 26th Street

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

existing tavern.

229-11-S ZONING DISTRICT: B3-2 WARD: 45

**APPLICANT:** Tri-State Financial Services, Inc.

OWNER: Chicago Title Land Trust Co., No.130727, Management LLC

PREMISES AFFECTED: 3918-20 N. Cicero Avenue

**SUBJECT:** Application for a special use to permit the establishment of a proposed pay day loan

store.

230-11-S ZONING DISTRICT: B2-1 WARD: 41

**APPLICANT:** Prince Hookah Lounge, Inc.

**OWNER:** Mark Rzepjowski

PREMISES AFFECTED: 5001 N. Harlem Avenue

**SUBJECT:** Application for a special use to permit the establishment of a proposed hookah lounge.

231-11-S ZONING DISTRICT: B1-1 WARD: 45

**APPLICANT:** Devon Realty, Inc. **OWNER:** Devon Realty, Inc.

PREMISES AFFECTED: 5364 W. Devon Avenue

**SUBJECT:** Application for a special use to permit the establishment of an accessory drive through

facility to serve a proposed fast food restaurant.

232-11-S ZONING DISTRICT: B3-2 WARD: 24

**APPLICANT:** Kenyaetta Laury **OWNER:** James Washington

PREMISES AFFECTED: 3241 W. 16th Street

**SUBJECT:** Application for a special use to permit the establishment of a proposed braid and barber

shop.

233-11-S ZONING DISTRICT: B3-2 WARD: 22

**APPLICANT:** Saul Lechuga **OWNER:** David Kang

PREMISES AFFECTED: 3850 W. 26th Street

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

234-11-S ZONING DISTRICT: C3-5 WARD: 32

**APPLICANT:** British School of Chicago LLC

**OWNER:** 1440 Dayton Partners, LLC

PREMISES AFFECTED: 1440-46 N. Dayton Street/ 834-48 W. Eastman Street

**SUBJECT:** Application for a special use to permit the establishment of a proposed school on the 1st

floor of an existing three story office building.

235-11-Z ZONING DISTRICT: RT-4 WARD: 1

**APPLICANT:** 1626 W. Ohio, Inc. **OWNER:** 1626 W. Ohio, Inc.

PREMISES AFFECTED: 1626 W. Ohio Street

**SUBJECT:** Application for a variation to reduce the front setback from the required 20' to zero, the west setback to zero for a proposed 2 car garage with an open porch stair system for rooftop and roof deck access for an existing 2-story single family residence.

236-11-S ZONING DISTRICT: PMD#9 WARD: 28

**APPLICANT:** Akkade, Inc. **OWNER:** John P. Schirico

PREMISES AFFECTED: 4101-15 W. Lake Street

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

recycling facility.

237-11-Z ZONING DISTRICT: RS-2 WARD: 39

**APPLICANT:** Terry Tsang **OWNER:** Terry Tsang

PREMISES AFFECTED: 6216 N. Kedvale Avenue

**SUBJECT:** Application for a variation to reduce the north setback from the required 4.95' to 3.95' a south side setback of 5.50' and to reduce the total combined side yard setback from 14.85' to 9.45' for a two-story single family residence with a two story open deck and basement.

238-11-S ZONING DISTRICT: B3-2 WARD: 43

APPLICANT: Rebecca Shunick Salons, LLC d/b/a "A Salon on Armitage"

**OWNER:** Ancient Echoes, LLC

PREMISES AFFECTED: 1022 W. Armitage Avenue, Unit A

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

239-11-Z ZONING DISTRICT: RS-3 WARD: 26

APPLICANT: Eric Larson, Larson Bros Properties LLC-2842-4 W. Augusta

**OWNER:** Eric Larson

PREMISES AFFECTED: 1000 N. Mozart Street

**SUBJECT:** Application for a variation to reduce the north side setback from the required 2.0' to 0.04' for a proposed 3 story open porch.

240-11-Z ZONING DISTRICT: RS-3 WARD: 47

**APPLICANT:** Donald Yesnik **OWNER:** Donald Yesnik

PREMISES AFFECTED: 2316 W. Grace Street

SUBJECT: Application for a variation to reduce the front setback from 19.8' to 9.26' and the

required side yard from 2.3' to zero for a two-story open front balcony to an existing two-story building.

241-11-S ZONING DISTRICT: B3-3 WARD: 44

**APPLICANT:** Central Federal Savings and Loan Association of Chicago

**OWNER:** Cencorp, Inc. (an Illinois Corporation) **PREMISES AFFECTED:** 2827 N. Clark Street

**SUBJECT:** Application for a special use to permit the establishment of a proposed bank within 600 feet of another bank on a pedestrian street.

242-11-Z ZONING DISTRICT: RS-3 WARD: 26

**APPLICANT:** Esther A. Scorte

**OWNER:** Same

PREMISES AFFECTED: 2053-55 N. Lawndale Avenue

**SUBJECT:** Application for a variation to reduce the required 15' rear yard to 8.06' and the enclosure of an existing 3 story original open porch to maintain the existing 3-story 4 dwelling unit building and to establish a 62.47' x 50' lot.

243-11-Z ZONING DISTRICT: RM-5 WARD: 43

**APPLICANT:** Hugh D. Sullivan **OWNER:** Estate of William Bass

PREMISES AFFECTED: 1521 N. State Parkway

**SUBJECT:** Application for a variation to reduce the north setback to zero, the south setback to 2'-6" and to reduce the rear setback from 36.4' to 19.76' and not to exceed 15% of the existing floor area (1,081 square feet) and to increase the height from 45' to 47-2" for a 4th floor addition and two separate 4-story additions.

244-11-S ZONING DISTRICT: RS-3 WARD: 46

**APPLICANT:** Chicago Board of Education

**OWNER:** Public Building Commission of Chicago **PREMISES AFFECTED:** 4441-51 N. Dover Street

**SUBJECT:** Application for a special use to permit the establishment of a proposed accessory parking lot for an existing public elementary school.

245-11-Z ZONING DISTRICT: RS-3 WARD: 46

**APPLICANT:** Chicago Board of Education **OWNER:** Public Building Commission

PREMISES AFFECTED: 4441-51 N. Dover Street

**SUBJECT:** Application for a variation to reduce front yard setback to 7'-8" instead of the required 30' and reduce north and south side yard setback to zero instead of the required 12' to allow an accessory parking lot for an existing public elementary school.

246-11-S ZONING DISTRICT: C1-3/RS-3 WARD: 11

**APPLICANT:** Bowman Chinatown Funeral Home, Inc.

**OWNER:** State of Illinois

PREMISES AFFECTED: 2611 S.Wells Street

**SUBJECT:** Application for a special use to permit the establishment of an accessory off-site parking lot to serve funeral home.

247-11-S ZONING DISTRICT: DX-16 WARD: 42

**APPLICANT:** Luo M. Jewelers, Inc. **OWNER:** The Shops on Wabash, LLC

PREMISES AFFECTED: 19 N. Wabash, 1st Floor

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

dealer license.

248-11-S ZONING DISTRICT: DX-5 WARD: 42

**APPLICANT:** Midwest Goldbuyers, Inc.

**OWNER:** H&N Orleans, LLC

PREMISES AFFECTED: 400 N. Orleans Street

**SUBJECT:** Application for a special use to permit the establishment of a valuable objects dealer

license.

249-11-S ZONING DISTRICT: B3-1 WARD: 47

**APPLICANT:** Antonija Mihelcic d/b/a Toni's Hair Salon **OWNER:** Albany Bank & Trust Co. U/T # 113028

PREMISES AFFECTED: 2233-35 W. Irving Park Road

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

250-11-Z ZONING DISTRICT: RT-4 WARD: 32

**APPLICANT:** E. Belinda Bauer, Trustee **OWNER:** E. Belinda Bauer, Trustee

PREMISES AFFECTED: 2018 W. Walton Street

**SUBJECT:** Application for a variation to reduce required 4.8' total combined side yards with neither less than 2' to 4.50' total with a 1' west side yard and a 3' east side yard to allow a proposed 20'x 66' 2-story single family residence with basement and a rear open deck with balcony above.

251-11-Z ZONING DISTRICT: RT-4 WARD: 32

**APPLICANT:** E. Belinda Bauer, Trustee

**OWNER:** Elliot Vieceli

PREMISES AFFECTED: 2014-18 W. Walton Street

**SUBJECT:** Application for a variation to reduce required side yard setback from 4.8' neither less than 2.0' to 0.0' on west side with 3.0' on east side and to sub-divide one zoning lot (49 and 50) into two zoning lots (24' x 125' each).

2:00 P.M.

252-11-S ZONING DISTRICT: RM-4.5 WARD: 44

**APPLICANT:** The Parkhill Corporation **OWNER:** The Parkhill Corporation

PREMISES AFFECTED: 842 W. Barry Avenue, Garden Unit

**SUBJECT:** Application for a special use to permit the establishment of vacation rental in the

garden unit.

253-11-S ZONING DISTRICT: RM-4.5 WARD: 44

**APPLICANT:** The Parkhill Corporation **OWNER:** The Parkhill Corporation

PREMISES AFFECTED: 842 W. Barry Avenue, Unit #3

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

third floor unit.

254-11-S ZONING DISTRICT: B3-2 WARD: 30

**APPLICANT:** M Jay Studio, Inc. **OWNER:** Jihad Almutaseb

PREMISES AFFECTED: 3135 N. Central Avenue

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

255-11-Z ZONING DISTRICT: B3-1 WARD: 3

**APPLICANT:** Allen & King LLC **OWNER:** Allen & King LLC

PREMISES AFFECTED: 401-13 E. Pershing Road / 3901 S. Martin Luther King Drive

**SUBJECT:** Application for a variation to reduce south side yard setback to 0'-8" instead of the required 5' to allow one-story commercial building with 23 outdoor parking spaces.

256-11-S ZONING DISTRICT: B3-1 WARD: 3

**APPLICANT:** Allen & King LLC **OWNER:** Allen & King LLC

**PREMISES AFFECTED:** 401-13 E. Pershing Road/3901 S. Martin Luther King Drive **SUBJECT:** Application for a special use to permit the establishment of a proposed tavern.

257-11-S ZONING DISTRICT: B3-2 WARD: 36

**APPLICANT:** Gonzalo J. Cervantes/Dream City Tattoos LLC

**OWNER:** Luigi Mollo

PREMISES AFFECTED: 2376-78 N. Neva Avenue

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

258-11-Z ZONING DISTRICT: RM 4.5 WARD: 43

**APPLICANT:** Nathan P and Lauren WS Kelly

**OWNER:** Same

PREMISES AFFECTED: 1643 N. Burling Street

**SUBJECT:** Application for a variation to reduce the average front yard depth from 14.19' to 8.0' to allow a proposed front 2-story addition and a 3rd floor addition to an existing 2-story single family residence.

## CONTINUANCES

206-11-S ZONING DISTRICT: B3-2 WARD: 47

**APPLICANT:** Jeff Michael

**OWNER:** Same

PREMISES AFFECTED: 2523-25 W. Lawrence Avenue /4747-59 N. Maplewood Avenue

**SUBJECT:** Application for a special use to permit the establishment of a residential use below the second floor for a conversion from a 42 dwelling-unit building with ground floor commercial space to a 31 dwelling -unit building with 7 ground floor residential units.

145-11-S ZONING DISTRICT: B3-1 WARD: 38

**APPLICANT:** Hani Omar **OWNER:** Piotr Piechnik

PREMISES AFFECTED: 4518 W. Irving Park Road

**SUBJECT:** Application for a special use to permit the establishment of a proposed hookah lounge.

146-11-Z ZONING DISTRICT: B3-1 WARD: 38

**APPLICANT:** Hani Omar **OWNER:** Piotr Piechnik

PREMISES AFFECTED: 4518 W. Irving Park Road

**SUBJECT:** Application for a variation to permit the establishment of a proposed public place of amusement license for a DJ and dancing which shall be located within 125' of a residential zoning district.

152-11-S ZONING DISTRICT: B3-2 WARD: 47

**APPLICANT:** 5141 N Western LLC

**OWNER:** Same

PREMISES AFFECTED: 5141 N. Western Avenue

**SUBJECT:** Application for a special use to permit the establishment of a residential use below the second floor.

187-11-Z ZONING DISTRICT: RT-4 WARD: 43

**APPLICANT:** William Hughson

**OWNER:** Same

PREMISES AFFECTED: 2244 N. Dayton Street

**SUBJECT:** Application for a variation to exceed the allowable floor area ratio by not more than 15%, to reduce the front yard setback from the required 14.88' to zero and reduce the north side yard setback from the required 2.34' to 1.05' for additions to an existing single-family residence.

195-11-S ZONING DISTRICT: RM-5 WARD: 43

**APPLICANT:** Chicago Title Land Trust

**OWNER:** Same

**PREMISES AFFECTED:** 639 W. Deming Place, Unit 1

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

unit.

204-11-Z ZONING DISTRICT: RM-4.5 WARD: 43

**APPLICANT: GVP Abbot LLC** 

**OWNER:** Same

PREMISES AFFECTED: 1952 N. Orchard Street

**SUBJECT:** Application for a variation to reduce the required total side yard combination from the required 5' to 4.1" and reduce the rear setback from 34.55' to 23.6' for a proposed single-family residence.