CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- June 17, 2011 121 N. LaSalle Street- Room 200

9:00 A.M.

182-11-S ZONING DISTRICT: DR-7 WARD: 42

APPLICANT: 850, LLC

OWNER: Same

PREMISES AFFECTED: 850 N. DeWitt Place

SUBJECT: Application for a special use to increase the number of leased parking spaces in an

existing parking garage from 38 to 68 parking spaces.

183-11-S ZONING DISTRICT: RT-4 WARD: 3

APPLICANT: Chicago Board of Education

OWNER: City of Chicago

PREMISES AFFECTED: 5520-26 S. Lowe Avenue

SUBJECT: Application for a special use to permit a proposed off-site parking lot with 26

parking spaces to serve a high school at 5515 S. Lowe.

184-11-Z ZONING DISTRICT: RT-4 WARD: 3

APPLICANT: Chicago Board of Education

OWNER: City of Chicago

PREMISES AFFECTED: 5520-26 S. Lowe Avenue

SUBJECT: Application for a variation to reduce the front setback from the required 15' to 7' for

an off-site parking lot to serve a school at 5515 S. Lowe Avenue.

185-11-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: North Park Elementary School Assoc.

OWNER: Same

PREMISES AFFECTED: 2017-33 W. Montrose Avenue

SUBJECT: Application for a variation to reduce the front yard setback from the required 20' to 13'-8", to exceed the allowable floor area ratio to convert indoor parking into classrooms and to reduce the required parking from 7 to 6 spaces.

186-11-S ZONING DISTRICT: B3-1 **WARD: 33**

APPLICANT: JP Morgan Chase Bank, National Assoc.

OWNER: North Start Trust Company, Devon Bank, LaSalle Bank National Association **PREMISES AFFECTED:** 3200-16 W. Irving Park Road/4000-20 N. Kedzie Avenue

SUBJECT: Application for a special use to permit the establishment a proposed drive-through facility to serve a proposed bank.

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.

188-11-S ZONING DISTRICT: B3-2 **WARD:** 6

APPLICANT: Marsha Hammond **OWNER:** Mohammed Iftikhar

PREMISES AFFECTED: 8006 S. Cottage Grove Avenue

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

189-11-S ZONING DISTRICT: RS-3 WARD: 28

APPLICANT: Westside Grace Ministries

OWNER: Same

PREMISES AFFECTED: 536 N. LeClaire Avenue

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

residence.

190-11-S ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: The Catholic Bishop of Chicago

OWNER: Same

PREMISES AFFECTED: 1520 N. Claremont Avenue

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

center.

191-11-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: The Catholic Bishop of Chicago

OWNER: Same

PREMISES AFFECTED: 1520 N. Claremont Avenue

SUBJECT: Application for a variation to reduce the front setback from the required 15' to zero and reduce the rear setback from the required 37.5' to 1.8' to allow for a proposed community

center.

192-11-S ZONING DISTRICT: B3-2 / B2-3 **WARD:** 1

APPLICANT: The Catholic Bishop of Chicago

OWNER: Same

PREMISES AFFECTED: 1501-15 N. Western Avenue

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

parking lot to serve a proposed community center at 1520 N. Claremont Ave.

193-11-Z ZONING DISTRICT: RS-3 WARD: 12

APPLICANT: Esmerelda Vasquez

OWNER: Esmerelda Vasquez / Jeanne Guca & Charles Dutz

PREMISES AFFECTED: 3236-40 S. Bell Avenue

SUBJECT: Application for a variation to reduce the total side yard combination from the required 5' to 3.8' to allow the subdivision of one zoning for measuring 50' x 130.05' into two zoning lots which will each measure 25' x 130.05'.

194-11-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Bryan Hunter

OWNER: Same

PREMISES AFFECTED: 906 W. Webster Avenue

SUBJECT: Application for a variation to reduce the required total side yard combination of 4.8' to zero on both east and west sides to allow a rear basement and first floor addition and proposed rooftop deck on an existing single-family residential building.

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.

196-11-S ZONING DISTRICT: B1-2 **WARD: 48**

APPLICANT: Steven W. Stephens **OWNER:** Broadway Festival LLC

PREMISES AFFECTED: 5322 N. Broadway, 1st Floor

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

waxing salon.

197-11-S ZONING DISTRICT: B3-2 **WARD: 22**

APPLICANT: Bumblebee Ink Inc. **OWNER:** Jose DeJesus Cortes

PREMISES AFFECTED: 3510 W. 26th Street

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

and body piercing facility.

198-11-S ZONING DISTRICT: B3-1 **WARD: 21**

APPLICANT: Evelyn Taylor **OWNER:** Corey Anderson

PREMISES AFFECTED: 1516 W. 87th Street

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

199-11-Z ZONING DISTRICT: RS-3 WARD: 35

APPLICANT: Thomas Barthelmess

OWNER: Same

PREMISES AFFECTED: 3030 West Cortland Street

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

11.25' to allow for a proposed detached garage.

200-11-Z ZONING DISTRICT: RS-3 WARD: 1

APPLICANT: Eco Development Inc.

OWNER: B.W.G. Builders Inc.

PREMISES AFFECTED: 2028 N. Point Street

SUBJECT: Application for a variation to reduce the front setback from the required 12.84' to 4', the rear setback from the required 22.48' to 20.5' and the rear yard open space from 225 square feet to zero to allow for a proposed single family residence.

201-11-Z ZONING DISTRICT: RS-3 WARD: 1

APPLICANT: Eco Development Inc.

OWNER: BWG Builders Inc.

PREMISES AFFECTED: 2026 N.Point Street

SUBJECT: Application for a variation to reduce the front setback from the required 11.2' to 6', the total side yard combination from the required 16' to 4.33' and the rear setback from 19.6' to 2.83' to allow for a proposed single family residence.

202-11-S ZONING DISTRICT: B3-2 **WARD: 14**

APPLICANT: Rocio Rodriquez

OWNER: Chicago Title and Land Trust Company UTN. 89-100

PREMISES AFFECTED: 4163 S. Archer Avenue

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

203-11-Z ZONING DISTRICT: RM-5 WARD: 20

APPLICANT: St. Edmund's Redevelopment Corp.

OWNER: City of Chicago

PREMISES AFFECTED: 6151 S. Michigan Ave.

SUBJECT: Application for a variation to reduce the total side yard combination from the required 10' to zero and to exceed the allowable 47' building height by not more than 10% (to 51') to allow for a 5 story multi-family residential building.

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.

205-11-S ZONING DISTRICT: B3-1 **WARD: 38**

APPLICANT: Trang Thi Thanh Nguyen

OWNER: Demetrios L. Kozonis

PREMISES AFFECTED: 4305 W. Irving Park Road

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

2:00 P.M.

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

APPLICANT: Jeff Michael

OWNER: Same

PREMISES AFFECTED: 2323-25 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.

207-11-S ZONING DISTRICT: B3-1 **WARD: 45**

APPLICANT: New Yorker Styling & Spa

OWNER: 6140-56 W. Higgins Building Management **PREMISES AFFECTED:** 6156 W. Higgins Avenue

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

208-11-S ZONING DISTRICT: B1-2 **WARD:** 1

APPLICANT: Danny & Luz Hair Studio Inc.

OWNER: Angela Mignano

PREMISES AFFECTED: 1717 W. Chicago Avenue

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

209-11-S ZONING DISTRICT: C2-1 **WARD: 31**

APPLICANT: Fullerton Cicero Donuts, Inc.

OWNER: North Shore Real Estate Development Group, LLC

PREMISES AFFECTED: 2337 N. Cicero Avenue

SUBJECT: Application for a special use to permit the establishment of a proposed drive-through facility to serve an existing restaurant.

210-11-Z ZONING DISTRICT: B3-2 **WARD: 40**

APPLICANT: Prestige of Chicago Inc. DBA Estrada

OWNER: Dimitri Georgakopoulos

PREMISES AFFECTED: 2639-2641 W. Peterson Avenue

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

211-11-Z ZONING DISTRICT: RS-3 WARD: 33

APPLICANT: 2965 West Nelson Inc.

OWNER: John W. Chaveriat Land Trust, Trust # 1142 **PREMISES AFFECTED:** 2965 W. Nelson Street

SUBJECT: Application for a variation to reduce the front setback on W. Nelson from the required 17.6' to 8' and on N. Sacramento from the required 20' to zero and reduce the total side yard combination from the required 5' to 4' for a proposed single family residence.

212-11-Z ZONING DISTRICT: RS-3 WARD: 33

APPLICANT: 2965 West Nelson Inc.

OWNER: John W. Chaveriat Land Trust, Trust # 1142 **PREMISES AFFECTED:** 2965 W. Nelson Street

SUBJECT: Application for a variation to reduce the front setback on W. Nelson from the required 16.37' to 3' and on N. Sacramento from the required 16.37' to zero, reduce the total side yard combination from 12.43' to 6.5' and reduce the setback on W. Nelson from 20' to 3' and on N. Sacramento from the required 20, to 1.5' to allow for a proposed single family residence.

213-11-S ZONING DISTRICT: RS-3 WARD: 26

APPLICANT: Erie Elementary Charter School **OWNER:** The Catholic Bishop of Chicago

PREMISES AFFECTED: 1400 N. Washtenaw Avenue

SUBJECT: Application for a special use to permit the establishment of a proposed required offsite 24 space parking lot to serve an existing elementary school located at 1407-15 N. Washtenaw Avenue.

214-11-Z ZONING DISTRICT: RS-3 WARD: 26

APPLICANT: Erie Elementary Charter School **OWNER:** The Catholic Bishop of Chicago

PREMISES AFFECTED: 1400 N. Washtenaw Avenue

SUBJECT: Application for a variation to reduce the front setback from the required 20' to 9.11' and to reduce the required total combined side yard combination from the required 14' to 8' to allow for a proposed required off-site 24 space parking lot to serve an existing school at 1407-15 N. Washtenaw.

215-11-Z ZONING DISTRICT: RS-3 WARD:32

APPLICANT: Jim Gentlemen

OWNER: Same

PREMISES AFFECTED: 1943 W. Henderson Street

SUBJECT: Application for a variation to exceed the allowable floor area ratio by not more than 15% of an existing building's floor area to allow two nonconforming dwelling unit's expansion (first floor unit into basement, second floor unit into existing attic).

216-11-S ZONING DISTRICT: B3-5 **WARD: 47**

APPLICANT: West Lakeview Liquors, Inc.

OWNER: Kosta Bozic

PREMISES AFFECTED: 2154-56 W. Addison Street

SUBJECT: Application for a special use to permit the establishment of the proposed expansion of an existing liquor store located at 2156 W. Addison into 2154 W. Addison

217-11-S ZONING DISTRICT: RT-4 WARD: 5

APPLICANT: 7200 Dorchester Properties LLC

OWNER: Same

PREMISES AFFECTED: 7200-10 S. Dorchester

SUBJECT: Application for a special use to permit the establishment of a proposed required offsite parking lot to serve a proposed 4-story multi-family building located at 7140 S. Dorchester Avenue. **218-11-S ZONING DISTRICT:** B3-3 **WARD:** 1

APPLICANT: Scott Cohen **OWNER:** Rita Waxman Trust

PREMISES AFFECTED: 1227 N. Milwaukee Avenue

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

219-11-S ZONING DISTRICT: B1-2 **WARD: 50**

APPLICANT: Republic Bank

OWNER: Same

PREMISES AFFECTED: 2720 W. Devon Avenue

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

through facility to serve an existing bank.

220-11-Z ZONING DISTRICT: M1-2 **WARD: 45**

APPLICANT: Top Web LLC

OWNER: Same

PREMISES AFFECTED: 5440 N. Northwest Highway

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

to allow for a proposed manufacturing printing facility.

221-11-S ZONING DISTRICT: B2-3 **WARD: 45**

APPLICANT: Top Web LLC

OWNER: Same

PREMISES AFFECTED: 5450 N. Northwest Highway

SUBJECT: Application for a special use to permit the establishment of a required off-site 60-

space parking lot to serve a proposed manufacturing printing facility located at 5440 N.

Northwest Highway.

222-11-S ZONING DISTRICT: B3-2 **WARD:** 8

APPLICANT: Masjid Al Farooq

OWNER: Vernon Park Church of God

PREMISES AFFECTED: 8953-63 S. Stony Island Avenue

SUBJECT: Application for a special use to permit the establishment of a proposed required offsite parking lot to serve an existing religious assembly facility located at 8950 S. Stony Island

Avenue.

223-11-Z ZONING DISTRICT: B3-2 **WARD:** 8

APPLICANT: Masjid Al Farooq

OWNER: Vernon Park Church of God

PREMISES AFFECTED: 8953-63 S. Stony Island Avenue

SUBJECT: Application for a variation to permit shared parking for two religious assembly uses.

224-11-S ZONING DISTRICT: B1-3 **WARD:** 5

APPLICANT: Vicky D. Hosey d/b/a/ B Selfish Salon and Barber Shop

OWNER: Frontier Realty Group

PREMISES AFFECTED: 2235 E. 71st Street

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

barber shop.

225-11-Z ZONING DISTRICT: RS-1 WARD: 36

APPLICANT: Steve Manfreda

OWNER: Same

PREMISES AFFECTED: 1714 N. Nordica Avenue

SUBJECT: Application for a variation to reduce the required total side yard combination from the required 12' to 4.22', the rear setback from 50' to zero to allow for a proposed 2 story addition to an existing single family residence with a detached garage with second floor living space.

226-11-A ZONING DISTRICT: RS-1 WARD: 36

APPLICANT: Steve Manfreda

OWNER: Same

PREMISES AFFECTED: 1714 N. Nordica Avenue

SUBJECT: Application for an appeal from the decision of the office of the Zoning Administrator in refusing to permit a second floor accessory living space above the existing 1-story 3 car garage and to increase the height of an accessory building from 15' to 19'.

CONTINUANCES

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

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.

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

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.

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

APPLICANT: GCD Properties, LLC Indiana

OWNER: Same

PREMISES AFFECTED: 5407-09 S. Indiana Avenue

SUBJECT: Application for a variation to permit the establishment of to permit an existing 6 dwelling unit building to be converted from 6 units to 8 units with 6 parking spaces instead of the

required 8 parking spaces.

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.

160-11-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Hartej Sood

OWNER: Same

PREMISES AFFECTED: 1736 N. Mohawk Street

SUBJECT: Application for a variation to reduce the total combined side setback from the required 4.8' to 2'-6 ½" (6" on the north, 2'- ½" on the south) and to reduce the rear yard setback from 34.16' to 22'-4" for a three-story single family residence with a rear partial above grade walkway and attached two-car garage with roof deck.

164-11-Z ZONING DISTRICT: RS-3 WARD: 45

APPLICANT: JEK Enterprises

OWNER: Same

PREMISES AFFECTED: 4626 N. Kilpatrick Avenue

SUBJECT: Application for a variation to reduce the front setback from the required 20' to 10'-4" for a proposed one story open porch for a single family residence converted from a two dwelling unit building.

172-11-S ZONING DISTRICT: B3-2 WARD: 25

APPLICANT: Ceasar Martinez

OWNER: Virgil Bider

PREMISES AFFECTED: 1142 W. Taylor Street

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

175-11-S ZONING DISTRICT: B3-1 WARD: 45

APPLICANT: Duff Dogs

PREMISES AFFECTED: 4835 N. Austin Avenue

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

through to serve an existing restaurant.

179-11-S ZONING DISTRICT: B3-3 **WARD: 4**

APPLICANT: Norflo Holding Corporation D/B/A Room 43, the Venue

OWNER: Near North Health Services

PREMISES AFFECTED: 4231-59 S. Berkeley Avenue/ 1050 E. 43rd Street

SUBJECT: Application for a special use to permit the establishment of a proposed accessory off-site parking lot to accommodate 35 of the 39 required parking spaces to serve an existing restaurant and banquet hall facility located at 1039-43 E. 43rd Street.

180-11-Z ZONING DISTRICT: B3-3 **WARD:** 4

APPLICANT: Norflo Holding Corporation d/b/a/ Room 43, the Venue

OWNER: Near North Health Services

PREMISES AFFECTED: 4231-59 S. Berkeley Avenue / 1050 E. 43rd Street

SUBJECT: Application for a variation to permit shared parking for two non-residential uses and to reduce the required 39 parking spaces by no more than 20% for a total of 35 parking spaces.