CITY OF CHICAGO ZONING BOARD OF APPEALS PUBLIC HEARING FRIDAY- November 19, 2010 121 N. LaSalle Street- Room 200

9:00 A.M.

383-10-SZONING DISTRICT:B3-1 WARD:36APPLICANT: Vanessa LinaresOWNER: Albert RizzoPREMISES AFFECTED: 2727 N. Harlem AvenueSUBJECT: Application to permit the establishment of a proposed beauty salon.

384-10-SZONING DISTRICT:B1-1WARD:15APPLICANT: Terrance Turentine

OWNER: David M. Steadman **PREMISES AFFECTED:** 3113 W. 63rd Street **SUBJECT:** Application to permit the establishment of a proposed hair braiding / dredlock shop.

385-10-SZONING DISTRICT:B3-2WARD:32APPLICANT: Vanessa Maya / Parlor 836 Inc.OWNER: Andriy MykolyshynPREMISES AFFECTED: 836 N. Damen AvenueSUBJECT: Application to permit the establishment of a proposed beauty/ nail salon.

386-10-SZONING DISTRICT:B3-1WARD:34APPLICANT: Patrice JonesOWNER: Complete Environmental MGM LLCPREMISES AFFECTED: 1421 -½ W. 111th StreetSUBJECT: Application to permit the establishment of a proposed beauty salon.

387-10-SZONING DISTRICT:B3-2WARD:47APPLICANT: Sophia Kamel d/b/a/ Digits Nail SpaOWNER: Nicholas Panomitros / 1818 Montrose Building LLCPREMISES AFFECTED: 1824 W. Montrose AvenueSUBJECT: Application to permit the establishment of a proposed nail salon.

388-10-SZONING DISTRICT:B3-1WARD:6APPLICANT: Teaira BrooksOWNER: Mario MartinezPREMISES AFFECTED: 438 E. 71st StreetSUBJECT: Application to permit the establishment of a proposed hair salon.

	L.	oposed barber shop.
		WARD:33
	ZONING DISTRICT: RM-5 tee Inc. CTED: 4519-21 S. Dr. M.L. King Drivention to permit the establishment of a pr	
OWNER: Same PREMISES AFFE	ZONING DISTRICT: RS-3 othy Appiah / D.K.Y. Developers CTED: 6803 S. Throop Street ation to permit the establishment of a pr	WARD:17
PREMISES AFFE	ZONING DISTRICT: RT-4 V Consulting Group I Star Trust Co. Trust No. 31775 CTED: 4710-12 S. Ingleside Avenue ation to permit the establishment of a pr	WARD:4
394-10-ZZONING DISTRICT:RT-4WARD:4APPLICANT: AOV Consulting GroupOWNER: National Start Trust Co. Trust No. 31775OWNER: National Start Trust Co. Trust No. 31775PREMISES AFFECTED: 4710-12 S. Ingleside AvenueSUBJECT: Application to permit the reduction of the required front yard setback from the required 20' to zero and the required 11.33' total combined side setback to zero, to permit parking in the front and side yards for a proposed non-accessory parking lot.		
OWNER: Hines 33 PREMISES AFFE SUBJECT: Applica	ZONING DISTRICT: DC-16 een Investments, Inc. 33 West Wacker Drive LP CTED: 333 W. Wacker Drive ation to permit the establishment of a pre-	WARD:42 oposed high rise building sign. WARD:1
396-10-A APPLICANT: Oute OWNER: JVK Inv	-	WARD.1

ZONING DISTRICT:B3-1

WARD:45

389-10-S

APPLICANT: Casa Hair Salon Corp.

PREMISES AFFECTED: 2403 W. Homer Avenue

SUBJECT: Application for an appeal from the decision of the office of the Zoning Administrator in refusing to permit the establishment of a new construction off-premise advertising sign which would be 1, 008 square feet.

397-10-Z **ZONING DISTRICT:** RS-3 **WARD:40**

APPLICANT: Anthuan Trandai

OWNER: Same

PREMISES AFFECTED: 2630 W. Winona Street

SUBJECT: Application to permit the reduction of the west side setback from the required 2.4' to 10" (east side to remain at 4.26'), and the combined side setback from 6' to 4.36', for a 3rd story addition and a rear 2-story, open porch and deck.

398-10-Z **ZONING DISTRICT: RS-3 WARD:26**

APPLICANT: Matthew Stone & Ann Elizabeth Johnson **OWNER:** Same

PREMISES AFFECTED: 2536 W. Thomas Street

SUBJECT: Application to permit the reduction of the side setback from the required 4.91' to 3'-11'

(11' on the west, 3' on the east), to reduce the rear yard from 36.06' to 3' and to increase the building height from 30' to 33' for a third floor addition to a 2 dwelling unit building.

ZONING DISTRICT:C1-1 399-10-A **WARD:35**

APPLICANT: Logan Square markets, LLC d/b/a/ Logan Square Kitchen

OWNER: Murray Development One, LLC

PREMISES AFFECTED: 2333 N. Milwaukee Avenue

SUBJECT: An appeal of the determination of the Zoning Administrator that the principle use of the subject site be classified as a banquet facility rather than a restaurant.

400-10-A **ZONING DISTRICT:**DX-7 **WARD:42**

APPLICANT: Urban Core Outdoor

OWNER: 676 LaSalle Building Partnership

PREMISES AFFECTED: 159 W. Huron Street

SUBJECT: Application for an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an off-premise adverting sign which would be 800 square feet.

ZONING DISTRICT:M1-1 401-10-S

APPLICANT: New St. Paul Church

OWNER: Same

PREMISES AFFECTED: 6701 S. Hamilton Avenue

SUBJECT: Application to permit the establishment of a proposed accessory off-site parking lot to serve an existing church at 2113 W. Marquette Road.

WARD:15

APPLICANT: New St. Paul Church OWNER: Same PREMISES AFFECTED: 2113 W. Marquette Road

SUBJECT: Application to permit the establishment of the reduction of the required rear setback from 37.32' to 3.0', the side setback from 13.55' to 12.0' for a one- story addition to an existing church.

403-10-S ZONING DISTRICT:B3-2

WARD:34

APPLICANT: Bethel Missionary Baptist Church Inc. OWNER: IFF Inc PREMISES AFFECTED: 720 W. 111th Street

SUBJECT: Application to permit the establishment of a proposed religious facility with 84 seats and 11 on-site parking spaces.

		WARD:31
OWNER: Same PREMISES AFFECT	ZONING DISTRICT: B3-1 a Xuan Nguyen Duong TED: 3447 W. North Avenue on to permit the establishment of a proposed nat	WARD:26
		WARD:33
		WARD:21 auty salon.
	FED: 527 N. Racine, Unit #1 on to permit the establishment of a proposed res	WARD:27
OWNER: Irving Bar PREMISES AFFEC	ZONING DISTRICT: B3-2 a Financial Services, LTD r TED: 8256 S. Cottage Grove Avenue on to permit the establishment of a proposed pay	WARD:6 y day loan facility.
SUBJECT: An Objec	•	-
411-10-S APPLICANT: UG 2, OWNER: Same PREMISES AFFEC	ZONING DISTRICT:B3-2 / RS-3 LLC FED: 1401-05 W. Devon Avenue / 6346 N. Gle	WARD:40

SUBJECT: Application to permit the establishment of a proposed public place of amusement license which will be located with 125' of as RS-3 zoning district.

WARD:39

412-10-S ZONING DISTRICT:B3-2

APPLICANT: Maria Rosana Uzho

OWNER: Yakub & Nasimabanu Lakada **PREMISES AFFECTED:** 3754-56 W. Lawrence Avenue

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

CONTINUANCES

266-10-AZONING DISTRICT: PD 958WARD:44APPLICANT: 3701 N. Kenmore LLCOWNER: SamePREMISES AFFECTED: 1060 W. AddisonSUBJECT: The applicant claims that the Commissioner of Zoning and Land Use Planning erred

when she allowed a 360 square foot sign to be erected within Wrigley Field. The property is located in Planned District 958. The Department maintains that the decisions made by the Commissioner for properties located in a Planned Development are not appealable to the Zoning Board of Appeals.

347-10-S ZONING DISTRICT:M1-1 **WARD: 36**

APPLICANT: Center Creek Development, LLC **OWNER:** 1933 Plaza , LLC

PREMISES AFFECTED: 1933 N. Harlem Avenue

SUBJECT: Application for the establishment of a proposed drive-through facility to serve a fast food restaurant.

352-10-S ZONING DISTRICT:B3-1 **WARD:35**

APPLICANT: Michael Bauernfreund

OWNER: Mide Development Corporation

PREMISES AFFECTED: 3731 N. Kimball Avenue

SUBJECT: Application to permit the establishment of a day spa / massage establishment.

351-10-A ZONING DISTRICT: DX-5 **WARD: 42 APPLICANT:** J & B Signs, Inc.

OWNER: Same

PREMISES AFFECTED: 754 N. Clark Street

SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to permit the re-establishment of three non-conforming signs on a proposed building. The Zoning Administrator

maintains that the prior lawful non-conforming signs may not be re-established when the owner of the property voluntarily wrecked the building upon which these signs were erected.

320-10-S ZONING DISTRICT:B3-1 **WARD: 14**

APPLICANT: Collector's Gallery, LLC
OWNER: Vincent Pesha
PREMISES AFFECTED: 4812 S. Pulaski Road
SUBJECT: Application to permit the establishment of a proposed pawn shop.

321-10-SZONING DISTRICT:PMD # 2 (B)WARD: 32APPLICANT: Autospa, Inc. an Illinois CorporationOWNER: James and Rosemary Bielarz

PREMISES AFFECTED: 1317 W. North Avenue **SUBJECT:** Application to permit the establishment of a proposed car wash.