

CITY OF CHICAGO - ZONING BOARD OF APPEALS
FRIDAY - December 16, 2011
121 N. LaSalle Street - Room 200

9:00A.M.

376-11-S ZONING DISTRICT: B3-1 WARD: 6
APPLICANT: Toan Nguyen
OWNER: Same
PREMISES AFFECTED: 350 E. 87th Street
SUBJECT: Application for a special use to permit the establishment of a proposed nail salon.

377-11-S ZONING DISTRICT: B1-2 WARD: 49
APPLICANT: Carmen's Beauty Salon
OWNER: Sheridan/Pratt LLC
PREMISES AFFECTED: 6810 N. Sheridan Road
SUBJECT: Application for a special use to permit the establishment of a proposed personal service salon.

378-11-S ZONING DISTRICT: B3-1 WARD: 1
APPLICANT: Min Cha Kim
OWNER: Park Yong Chul
PREMISES AFFECTED: 2601 W. Armitage Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed nail salon.

379-11-S ZONING DISTRICT: B1-2 WARD: 50
APPLICANT: Shamsheer S. Ali
OWNER: Charles Pavlotoulos
PREMISES AFFECTED: 6348 N. Washtenaw Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed men's hair salon.

380-11-S ZONING DISTRICT: B3-2 WARD: 20
APPLICANT: Betty Wilson dba Hair Icons
OWNER: Walter Simmons
PREMISES AFFECTED: 6451 S. Cottage Grove Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed hair salon.

382-11-S ZONING DISTRICT: B3-1 WARD: 39
APPLICANT: Susan Andresen
OWNER: Same
PREMISES AFFECTED: 3800 W. Montrose Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed dog day care facility.

383-11-S ZONING DISTRICT: B1-1 WARD: 13
APPLICANT: R Zavala Properties Corporation
OWNER: Same
PREMISES AFFECTED: 4039 W. 63rd Street
SUBJECT: Application for a special use to permit the establishment of a massage establishment.

385-11-Z **ZONING DISTRICT: RT-4** **WARD: 25**
APPLICANT: Maria and Argimiro Gamboa
OWNER: Same
PREMISES AFFECTED: 1816 S. Peoria Street
SUBJECT: Application for a variation to reduce the required rear yard setback from 30' to 18'-6" and to exceed the floor area ratio by no more than 15% to allow a proposed rear three-story porch enclosure to an existing three-story residential building.

386-11-S **ZONING DISTRICT: B3-1** **WARD: 23**
APPLICANT: Carlos Avila
OWNER: Same
PREMISES AFFECTED: 5403 S. Moody Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed residential use below the second floor to allow a rear three-story addition to an existing non-conforming two-dwelling unit building.

387-11-Z **ZONING DISTRICT: B3-1** **WARD: 23**
APPLICANT: Carlos Avila
OWNER: Same
PREMISES AFFECTED: 5403 S. Moody Avenue
SUBJECT: Application for a variation to reduce the required rear yard setback from 30' to 3'-5" to allow a rear three-story addition to an existing non-conforming two-dwelling unit building.

388-11-Z **ZONING DISTRICT: RM-5** **WARD: 3**
APPLICANT: Rick Alaimo
OWNER: RA-HA Properties
PREMISES AFFECTED: 5113 S. Indiana Avenue
SUBJECT: Application for a variation to reduce the required north and south side yard setback from 3.92' to zero, and the combined side yard setback from 9.8' to zero to allow four 8'x18' parking spaces instead of the required eight parking spaces to convert a six-dwelling unit building to 8 dwelling units.

389-11-S **ZONING DISTRICT: B1-3** **WARD: 48**
APPLICANT: Crossroads Broadway, LLC
OWNER: 6105-29 N. Broadway, LLC
PREMISES AFFECTED: 6111-6135 N. Broadway
SUBJECT: Application for a special use to permit the establishment of a drive-thru facility to serve a one-story retail drug store (pharmacy).

390-11-S **ZONING DISTRICT: B3-1** **WARD: 38**
APPLICANT: McDonald's USA, LLC
OWNER: Franchise Realty Investment Trust - IL
PREMISES AFFECTED: 5656 W. Irving Park Road
SUBJECT: Application for a special use to permit the establishment of a drive-thru facility to serve a restaurant.

391-11-S **ZONING DISTRICT: DX-16** **WARD: 42**
APPLICANT: Mon Ami Jewelry, LLC
OWNER: The Shops on Wabash, LLC
PREMISES AFFECTED: 23 N. Wabash Avenue
SUBJECT: Application for a special use to permit the establishment of a valuable objects dealers license.

392-11-S **ZONING DISTRICT: DX-16** **WARD: 42**
APPLICANT: Guan X. Liu of Donna Jewelry Inc.
OWNER: Athan P. Sotos as Agent for the The Shops on Wabash, LLC
PREMISES AFFECTED: 21 N. Wabash Avenue
SUBJECT: Application for a special use to permit the establishment of a valuable objects dealers license.

393-11-S **ZONING DISTRICT: C1-2** **WARD: 32**
APPLICANT: Children's Creative Center, Inc.
OWNER: Reliable Property Management, LLC
PREMISES AFFECTED: 2106 W. Belmont Avenue
SUBJECT: Application for a special use to permit the establishment of two off-site required parking spaces to serve a proposed day care facility located at 2026-28 W. Belmont Avenue.

CONTINUANCE

272-11-S **ZONING DISTRICT: RM-5** **WARD: 44**
APPLICANT: Chicago Match Race, NFP
OWNER: 673 Roscoe Property, LLC
PREMISES AFFECTED: 673 W. Roscoe Street
SUBJECT: Application for a special use to permit the establishment of a private club/lodge.

CONTINUANCE

273-11-Z **ZONING DISTRICT: RM-5** **WARD: 44**
APPLICANT: Chicago Match Race, NFP
OWNER: 673 Roscoe Property, LLC
PREMISES AFFECTED: 673 W. Roscoe Street
SUBJECT: Application for a variation to reduce the required 10' total combined side yards with neither less than 4' to 7' total with 3'-6" each east and west side yards, and reduce the required 39.92' rear yard setback to 37.33' to allow a rear 4-story elevator enclosure addition and a fourth floor to an existing building.

2:00P.M.

394-11-Z **ZONING DISTRICT: RT-4** **WARD: 44**
APPLICANT: Anna and Jason Witler
OWNER: Same
PREMISES AFFECTED: 3213 N. Clifton Avenue
SUBJECT: Application for a variation to reduce the required rear yard setback from 37' to zero, to reduce the required rear yard open space from 200 sq.ft. to zero and to reduce the required total side yard combination from 5' with neither less than 2' to zero to allow a proposed rooftop deck and stairs over an existing private garage.

395-11-S **ZONING DISTRICT: B3-1** **WARD: 38**
APPLICANT: 5555 W. Irving Park LLC
OWNER: Same
PREMISES AFFECTED: 5441-5459 W. Irving Park Road
SUBJECT: Application for a special use to permit the establishment of a required off-site parking lot with 60 spaces to serve a proposed health club located at 5515 W. Irving Park Rd.

396-11-S **ZONING DISTRICT: B1-1** **WARD: 18**
APPLICANT: Xi Lambda Chapter of A Phi A, Inc.
OWNER: Same
PREMISES AFFECTED: 8236-44 S. Western Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed community center.

397-11-Z **ZONING DISTRICT: RT-4** **WARD: 44**
APPLICANT: Michael Finan
OWNER: Same
PREMISES AFFECTED: 3818 N. Alta Vista Terrace
SUBJECT: Application for a variation to reduce the required west front yard setback from 4.8' to zero, to reduce the required north side yard setback from 2' to zero and to exceed the floor area ratio by no more than 15% to allow a front two-story addition to an existing single-family residential building.

398-11-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: 319 Concord Place LLC
OWNER: Ilona Weber
PREMISES AFFECTED: 319 W. Concord Place
SUBJECT: Application for a variation to reduce the required side setback combination from 4.8', with neither side less than 2', to 3.96' (2.96' east side setback and 1' west side setback) to allow a rear two-story addition with 3rd level dormer to an existing single-family residential building.

399-11-S **ZONING DISTRICT: B3-2** **WARD: 1**
APPLICANT: DDMB Inc.
OWNER: Golin Family Trust
PREMISES AFFECTED: 1366 N. Milwaukee Avenue
SUBJECT: Application for a special use to permit the establishment of an amusement arcade accessory to a tavern.

400-11-A **ZONING DISTRICT: RS-3** **WARD: 6**
APPLICANT: Bevelyn Atkins
OWNER: Donna M. Grant
PREMISES AFFECTED: 607 E. 87th Street
SUBJECT: Application for an appeal for the granting of an administrative adjustment at 607 E. 87th Street.

401-11-A **ZONING DISTRICT: B3-3** **WARD: 44**
APPLICANT: Outdoor Impact, Inc.
OWNER: Renee Bono
PREMISES AFFECTED: 2835 N. Clark Street
SUBJECT: Application for an appeal from the decision of the Zoning Administrator to not permit an off-premise advertising sign which was erected without permits on a pedestrian street and exceeds the permitted amount of square footage for signs.

402-11-S **ZONING DISTRICT: B3-1** **WARD: 41**
APPLICANT: Che Che Hookah Lounge, Inc.
OWNER: Mary Lou Kelley, as Trustee of the Mary Lou Kelley Trust
PREMISES AFFECTED: 7055 W. Higgins Road
SUBJECT: Application for a special use to permit the establishment of a proposed hookah lounge.

CONTINUANCES

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.

355-11-S **ZONING DISTRICT: B3-2** **WARD: 1**
APPLICANT: DDMB Inc.
OWNER: Golin Family Trust
PREMISES AFFECTED: 1366 N. Milwaukee Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed tavern.

356-11-Z **ZONING DISTRICT: B3-2** **WARD: 1**
APPLICANT: DDMB Inc.
OWNER: Golin Family Trust
PREMISES AFFECTED: 1366 N. Milwaukee Avenue
SUBJECT: Application for a variation to permit the establishment of a proposed public place of amusement license within 125' of a residential zoning district.

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 within 125' of a residential zoning district.

311-11-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: Mr. & Mrs. Thomas C. Harmening
OWNER: Same
PREMISES AFFECTED: 1834 N. Cleveland Avenue
SUBJECT: Application for a variation to reduce the north side setback from 2' to .6" and the south side setback from 2' to 1' and to reduce the total side setback combination from 4' 8" to 1'-6" to allow a proposed 3-story single-family residential building and rear garage with an open roof deck.

333-11-S **ZONING DISTRICT: B1-1** **WARD: 19**
APPLICANT: Kimberly Thomas-McDade
OWNER: Patrick Standing
PREMISES AFFECTED: 10735 S. Western Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed beauty salon.

347-11-S **ZONING DISTRICT: M1-1** **WARD: 41**
APPLICANT: Glensaul LLC
OWNER: Chicago Title Land Trust #1107876
PREMISES AFFECTED: 7292 W. Devon Avenue/6405 N. Avondale Avenue
SUBJECT: Application for a special use to permit the establishment of a 3-lane drive-thru facility to serve a proposed 2-story bank building.

364-11-S **ZONING DISTRICT: B3-2** **WARD: 49**
APPLICANT: Arkita S. Jones
OWNER: Claremont Holdings, LLC
PREMISES AFFECTED: 2339 W. Howard Street
SUBJECT: Application for a special use to permit the establishment of a proposed beauty salon.

366-11-S **ZONING DISTRICT: B3-1.5** **WARD: 47**
APPLICANT: Blanca P. Robles
OWNER: Rayan Brothers Enterprises
PREMISES AFFECTED: 1710-12 W. Lawrence Avenue
SUBJECT: Application for a special use to permit the establishment of an animal services facility.

373-11-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: Delta Real Estate Investments, LLC
OWNER: Same
PREMISES AFFECTED: 1847 W. Armitage Avenue
SUBJECT: Application for a variation to increase the floor area ratio by no more than 15% to duplex a third floor dwelling unit into an unfinished attic within the existing three-story three-dwelling unit front building (two buildings on lot).

375-11-S **ZONING DISTRICT: B3-3** **WARD: 3**
APPLICANT: T.M.D. Corporation of Illinois
OWNER: Aaron Collard
PREMISES AFFECTED: 515 E. 47th Street
SUBJECT: Application for a special use to permit the establishment of a proposed tavern.