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

9:00 A.M

99-11-S        ZONING DISTRICT:B1-2        WARD: 27
APPLICANT: Edit Salon, LLC
OWNER: Juan Mesa
PREMISES AFFECTED: 1369 W. Chicago Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed beauty salon.

100-11-S        ZONING DISTRICT:B3-1        WARD: 35
APPLICANT: Francisco Garcia Gutierrez d/b/a Mia's Hair Beauty Salon
OWNER: Ted Karwowski
PREMISES AFFECTED: 3659 W. Diversey
SUBJECT: Application for a special use to permit the establishment of a proposed beauty / nail salon.

101-11-S        ZONING DISTRICT:B1-3        WARD: 43
APPLICANT: Shear Greatness, LLC d/b/a Great Clips
OWNER: 1001 Webster LLC
PREMISES AFFECTED: 1001-05 W. Webster Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed beauty salon.

102-11-S        ZONING DISTRICT:B3-1        WARD: 35
APPLICANT: Chicago Styles Barber Shop, Inc.
OWNER: Ramon Zepeda
PREMISES AFFECTED: 3047 W. Armitage Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed beauty salon.

103-11-S        ZONING DISTRICT:B3-2        WARD:32
APPLICANT: Blade Hair Skin Body LLC
OWNER: First Michigan Bank
PREMISES AFFECTED: 1415 W. Belmont Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed beauty salon.

104-11-S        ZONING DISTRICT:B1-2        WARD:47
APPLICANT: Thanh Tran
OWNER: Lincoln Damen LLC
PREMISES AFFECTED: 3944 N. Lincoln Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed nail salon.

105-11-S        ZONING DISTRICT:B3-2        WARD:40
APPLICANT: Jaime Gutierrez d/b/a Esmeraldas Beauty Salon
OWNER: Daniel Razes
PREMISES AFFECTED: 6142 N. Clark Street
SUBJECT: Application for a special use to permit the establishment of a proposed beauty salon.
106-11-S  
**ZONING DISTRICT:** B3-2  
**WARD:** 32  
**APPLICANT:** Urban Mom Salon, LLC  
**OWNER:** Wilmont Properties Inc.  
**PREMISES AFFECTED:** 2143-45 N. Damen Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a proposed beauty salon.

107-11-S  
**ZONING DISTRICT:** B1-2  
**WARD:** 41  
**APPLICANT:** Matisse: A Hair Studio  
**OWNER:** Mark S. Maletycz  
**PREMISES AFFECTED:** 6400 W. Raven Street  
**SUBJECT:** Application for a special use to permit the establishment of a proposed beauty salon.

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.

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

114-11-S        **ZONING DISTRICT:** B3-3        **WARD:**26
**APPLICANT:** American Enterprise Properties
**OWNER:** Same
**PREMISES AFFECTED:** 2001-03 W. Race Avenue
**SUBJECT:** Application for a special use to permit the establishment of residential use below the second floor.

115-11-S        **ZONING DISTRICT:** B3-2        **WARD:**44
**APPLICANT:** John Plewa
**OWNER:** Same
**PREMISES AFFECTED:** 1000-12 W. Belmont Avenue
**SUBJECT:** Application for a special use to permit the proposed expansion of an existing tavern.

116-11-Z        **ZONING DISTRICT:** B3-3        **WARD:**1
**APPLICANT:** Joshua Nadolna
**OWNER:** Same
**PREMISES AFFECTED:** 1314 N. Wicker Park Avenue
**SUBJECT:** Application for a variation to increase the height of an existing building from the permitted 50' to 54'-10" for a fifth level stairway enclosure.

117-11-S        **ZONING DISTRICT:** B3-3        **WARD:**46
**APPLICANT:** Paul Co., LLC
**OWNER:** Same
**PREMISES AFFECTED:** 4441 N. Broadway
**SUBJECT:** Application for a special use to permit the establishment of a proposed tavern.

118-11-S        **ZONING DISTRICT:** B3-1        **WARD:**36
**APPLICANT:** Whitestock, Inc. d/b/a/ Second Time Around
**OWNER:** Same
**PREMISES AFFECTED:** 8301-03 W. Irving Park Road
**SUBJECT:** Application for a special use to permit the establishment of the proposed expansion of an existing tavern.

119-11-Z        **ZONING DISTRICT:** B3-3        **WARD:**20
**APPLICANT:** Kidz creative Concepts School Age, Inc.
**OWNER:** North Start Trust Co, ATUT # 991459
**PREMISES AFFECTED:** 717-19 E. 63rd Street
**SUBJECT:** Application for a variation to reduce the required parking spaces from one to zero for an expanded existing day care.
120-11-Z  ZONING DISTRICT: RS-2  WARD:23
APPLICANT: Daniel & Lois Ferrone
OWNER: Same
PREMISES AFFECTED: 5400 S. Newland Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 20' to 11.87' for a proposed front one story open porch and stairs to an existing single family residence.

121-11-Z  ZONING DISTRICT: RT-4  WARD:20
APPLICANT: Greater Faith M.B. Church, Inc.
OWNER: Same
PREMISES AFFECTED: 6311-15 S. Langley Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 14.67' to zero, the south setback from 9' to 1' and the rear setback from 36'-8" to 23'-6" for a proposed 1 story church with 10 on-site parking space.

122-11-Z  ZONING DISTRICT: B3-2  WARD:32
APPLICANT: New Einstein's Academy, Inc.
OWNER: Hlepas Family, LLC
PREMISES AFFECTED: 1858-60 N. Damen Avenue
SUBJECT: Application for a variation to eliminate one required parking space for a proposed day care center.

123-11-Z  ZONING DISTRICT: RS-3  WARD:33
APPLICANT: Jeff Robinson
OWNER: Same
PREMISES AFFECTED: 4450 N. Sacramento Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 20' to 8'-10" to allow a front 1 story addition to an existing 2 story single family residence.
2:00 P.M.

124-11-S  ZONING DISTRICT: B3-1  WARD: 27
APPLICANT: Bill's Recovering Communities, LLC
OWNER: Same
PREMISES AFFECTED: 1257 N. Pulaski Road
SUBJECT: Application for a special use to permit the establishment of a proposed transitional residence.

125-11-S  ZONING DISTRICT: RS-3  WARD: 30
APPLICANT: 1750 N Springfield LLC
OWNER: Same
PREMISES AFFECTED: 1752-54 N. Harding Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed required accessory off-site parking lot to serve an existing warehouse building (furniture wholesale & production plant) located at 1750 N. Springfield.

126-11-Z  ZONING DISTRICT: RS-3  WARD: 30
APPLICANT: 1750 N Springfield LLC
OWNER: Same
PREMISES AFFECTED: 1752-54 N. Harding Avenue
SUBJECT: Application for a variation to reduce the required 20' front setback to 7' to prevent the obstruction of the sidewalk by parked cars for an off-site required accessory parking lot to serve a warehouse building at 1750 N. Springfield Avenue.

127-11-Z  ZONING DISTRICT: RM-5  WARD: 3
APPLICANT: GCD Properties, LLC Indiana
OWNER: Same
PREMISES AFFECTED: 5407-09 S. Indiana Avenue
SUBJECT: Application for a variation to reduce the north and south setbacks from the required 4' to zero, the rear yard open space from the required 447.56' to zero to allow parking for a 3-story, 6 dwelling unit building to be converted to 8 dwelling units.

128-11-Z  ZONING DISTRICT: RM-5  WARD: 27
APPLICANT: Farrah & William Nudera
OWNER: Same
PREMISES AFFECTED: 24 N. Throop Street
SUBJECT: Application for a variation to reduce the front setback from the required 10.78' to 9', the north and south setback from the required minimum 2' to zero, the combined setback from 4.19' to zero and the rear yard open space from 98.92 square feet to zero for a proposed 3-story single family residence with an attached garage.
129-11-Z  ZONING DISTRICT: RS-3  WARD: 47
APPLICANT: Eric & Colleen Mansell
OWNER: Same
PREMISES AFFECTED: 2171 W. Eastwood Avenue
SUBJECT: Application for a variation to reduce the required front setback from 19.44' to 3.0', the required west side setback to 1.0', the required east side setback to 2.5' for a combined total side setback of 3.5' instead of 7.48' and to reduce the required rear setback from 34.03' to zero for a proposed one and two-story single family home with a porch and entry stair, masonry wall and attached garage.

130-11-Z  ZONING DISTRICT: RT-4  WARD: 32
APPLICANT: Barry and Noelle Fischer
PREMISES AFFECTED: 1230 W. Fletcher
SUBJECT: Application for a variation to reduce the front setback from the required 15' to zero, the east and west side setbacks from 2' to zero and the combined side setbacks from 2' to zero also to increase the floor area ratio by not more than 15% of the non-conforming floor area of an existing two dwelling unit building, for a front addition to the existing building.

131-11-S  ZONING DISTRICT: RM-5  WARD: 28
APPLICANT: New Morning Star Missionary Baptist Church
OWNER: Same
PREMISES AFFECTED: 3829-33 W. Adams Street
SUBJECT: Application for a special use to permit the establishment of a proposed off-site parking lot to serve a religious assembly at 206 S. Hamlin.

132-11-Z  ZONING DISTRICT: RM-5  WARD: 28
APPLICANT: New Morning Star Missionary Baptist Church
OWNER: Same
PREMISES AFFECTED: 3829-33 W. Adams Street
SUBJECT: Application for a variation to reduce the east setback from the required 8.3' to 4.0' for an off-site accessory parking lot to serve a religious assembly at 206 S. Hamlin.

133-11-S  ZONING DISTRICT: B3-1  WARD: 36
APPLICANT: El Taller Del Maestro
OWNER: U.S. Bank & Trust, Trust No. 634
PREMISES AFFECTED: 6000-02 W. Belmont Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed religious assembly.

134-11-S  ZONING DISTRICT: M1-2  WARD: 6
APPLICANT: S & J Mobile Inc.
OWNER: Same
PREMISES AFFECTED: 7601 S. State Street
SUBJECT: Application for a special use to permit the establishment of a proposed gas station with an accessory drive through car wash.
135-11-S  ZONING DISTRICT: B3-1  WARD:38
APPLICANT: PNC Bank
OWNER: Same
PREMISES AFFECTED: 3839 N. Harlem Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed two lane drive-through to serve an existing bank.

136-11-S  ZONING DISTRICT: C1-1  WARD:37
APPLICANT: Darrell Haywood d/b/a/ North and Cicero Gold & More
OWNER: Catherine Pavlatos
PREMISES AFFECTED: 4739 W. North Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed valuable objects dealer license.

137-11-S  ZONING DISTRICT:B3-2  WARD:1
APPLICANT: Arden Fowler
OWNER: Same
PREMISES AFFECTED: 2700 N. Western Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed outdoor rooftop patio to serve an existing restaurant.

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" and 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.

139-11-S  ZONING DISTRICT: RS-3  WARD:16
APPLICANT: SOS Children's Villages Illinois
OWNER: City of Chicago
PREMISES AFFECTED: 5008-10 S. Throop Street
SUBJECT: Application for a special use to permit the establishment of a proposed group living transitional residence.

140-11-S  ZONING DISTRICT: RS-3  WARD:16
APPLICANT: SOS Children's Villages Illinois
OWNER: City of Chicago
PREMISES AFFECTED: 5012 -14 S. Throop Street
SUBJECT: Application for a special use to permit the establishment of a proposed group living transitional residence.
141-11-S ZONING DISTRICT: RS-3 WARD: 16
APPLICANT: SOS Children's Villages Illinois
OWNER: City of Chicago
PREMISES AFFECTED: 5016-18 S. Throop Street
SUBJECT: Application for a special use to permit the establishment of a proposed group living transitional residence.

142-11-S ZONING DISTRICT: RS-3 WARD: 16
APPLICANT: SOS Children's Villages Illinois
OWNER: City of Chicago
PREMISES AFFECTED: 5013-15 S. Throop Street
SUBJECT: Application for a special use to permit the establishment of a proposed group living transitional residence.

143-11-S ZONING DISTRICT: RS-3 WARD: 16
APPLICANT: SOS Children's Villages Illinois
OWNER: City of Chicago
PREMISES AFFECTED: 5017-21 S. Throop Street
SUBJECT: Application for a special use to permit the establishment of a proposed group living transitional residence.

CONTINUANCES

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.

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

78-11-S  ZONING DISTRICT:B3-2  WARD:50
APPLICANT: First Financial Credit Union
OWNER: HCB Development, LLC
PREMISES AFFECTED: 2936 W. Peterson Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed two lane drive through to serve a proposed one story financial institution.

92-11-Z  ZONING DISTRICT: RS-3  WARD:32
APPLICANT: Richard Ashbeck
OWNER: Same
PREMISES AFFECTED: 1219 W. Montana Street
SUBJECT: Application for a variation to reduce the total combined setback from the required 6.0' to 0.98' on the west with 1'- 5 3/4" on the east, to increase the floor area ratio by not more than 15% of the existing 5,253.13 by 787.96 square feet and to increase the height from the permit 30' to 32.4' for a third floor dormer addition.

97-11-S  ZONING DISTRICT:B3-3  WARD:26
APPLICANT: Cash America, Inc. of Illinois
OWNER: Gabor Zsolnay
PREMISES AFFECTED: 3201 W. North Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed pawn shop.