CITY OF CHICAGO  ZONING BOARD OF APPEALS
FRIDAY- February 18, 2011  121 N. LaSalle Street- Room 200

9:00 A.M.

35-11-Z  ZONING DISTRICT: RS-2  WARD:39
APPLICANT: Christopher Brink
OWNER: Same
PREMISES AFFECTED: 3850 N. Springfield Avenue
SUBJECT: Application for a variation to reduce the required west (front) setback from 20' to 7.68' and 4.27', the east (front) setback from 20' to 18.37', the southwest side setback to 2.2' and the front west property line from the required 20' to 4.27' to the garage door for a proposed attached garage to an existing single family residence.

36-11-S  ZONING DISTRICT: B1-1  WARD:16
APPLICANT: Gerardo Lopez
OWNER: Laura Santos
PREMISES AFFECTED: 3449 W. 59th Street
SUBJECT: Application for a special use to permit the establishment of a proposed beauty salon.

37-11-S  ZONING DISTRICT: B1-1  WARD:13
APPLICANT: Ruben M. Zavala
OWNER: same
PREMISES AFFECTED: 4039 W. 63rd Street
SUBJECT: Application for a special use to permit the establishment of a proposed nail salon.

38-11-S  ZONING DISTRICT: B3-2  WARD:6
APPLICANT: Change Beauty Salon
OWNER: Kyle Davidson Completion plus LLC
PREMISES AFFECTED: 7520 S. Cottage Grove Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed beauty / nail salon.

39-11-S  ZONING DISTRICT: B3-1  WARD:23
APPLICANT: Alvaro Salon
OWNER: Jose Duenas
PREMISES AFFECTED: 5231 S. Cicero Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed beauty salon.

40-11-S  ZONING DISTRICT: B1-2  WARD:17
APPLICANT: Takada Dixon Epps
OWNER: John Park
PREMISES AFFECTED: 7321 S. Halsted Street
SUBJECT: Application for a special use to permit the establishment of a proposed barber shop.
41-11-S  ZONING DISTRICT: B3-3  WARD: 28
APPLICANT: Kedzie Grocery Inc.
OWNER: Luke Townsend Enterprises
PREMISES AFFECTED: 39 N. Kedzie Avenue
SUBJECT: Application for a special use to permit the establishment of a hair braiding/barber shop.

42-11-S  ZONING DISTRICT: B3-2  WARD: 32
APPLICANT: Za Za Zoo Nail Salon Inc.
OWNER: 1842 N. Damen Condos, Inc
PREMISES AFFECTED: 1842 N. Damen Avenue Suite 1842-1N
SUBJECT: Application for a special use to permit the establishment of a proposed nail salon.

43-11-S  ZONING DISTRICT: B3-1  WARD: 45
APPLICANT: Massage Therapy Center Inc.
OWNER: Demetrios Kozonios
PREMISES AFFECTED: 5785 N. Milwaukee Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed massage establishment.

44-11-S  ZONING DISTRICT: B3-1  WARD: 47
APPLICANT: Benjamin Lewis
OWNER: 1459-69 West Irving Park, LLC
PREMISES AFFECTED: 1459-63 W. Irving Park Road
SUBJECT: Application for a special use to permit the proposed expansion of an existing tattoo shop.

45-11-Z  ZONING DISTRICT: B3-2  WARD: 38
APPLICANT: Patio Theater LLC
OWNER: Alexander Kouvalis
PREMISES AFFECTED: 6008 W. Irving Park Road
SUBJECT: Application for a variation to permit the establishment of a public place of amusement license which is within 125' of an RS-3 zoning district for a proposed movie theater.

46-11-S  ZONING DISTRICT: RT-4  WARD: 24
APPLICANT: Reach Out Community Center
OWNER: Same
PREMISES AFFECTED: 2243-47 S. Troy Street
SUBJECT: Application for a special use to permit the establishment of a proposed community center.

47-11-S  ZONING DISTRICT: RT-4  WARD: 20
APPLICANT: Bridging the Gap Communal Living
OWNER: Tanya Lee
PREMISES AFFECTED: 6334 S. Normal Boulevard
SUBJECT: Application for a special use to permit the establishment of a proposed transitional residence.
48-11-S  
**ZONING DISTRICT:** B3-2  
**WARD:** 48

**APPLICANT:** 5146 Clark LLC  
**OWNER:** Same  
**PREMISES AFFECTED:** 5146-48 N. Clark Street  
**SUBJECT:** Application for a special use to permit the proposed expansion of an existing tavern.

49-11-S  
**ZONING DISTRICT:** B3-2  
**WARD:** 33

**APPLICANT:** Sung Kyu Kang  
**OWNER:** Dae Kyu Kang & Kyung Nam Kang  
**PREMISES AFFECTED:** 3523 W. Lawrence Avenue  
**SUBJECT:** Application for a special use to permit the proposed expansion of an existing liquor store.

50-11-Z  
**ZONING DISTRICT:** RT-4  
**WARD:** 2

**APPLICANT:** Leonard Vihnanek  
**OWNER:** 2544-46 West Washington Condo Association  
**PREMISES AFFECTED:** 2544-46 W. Washington Boulevard  
**SUBJECT:** Application for a variation to reduce the required rear yard open space from 344.22 square feet to zero for a 3 story rear open porch and to reduce the required rear setback from 30' to zero to permit a proposed 10' high security fence.

51-11-Z  
**ZONING DISTRICT:** RS-3  
**WARD:** 44

**APPLICANT:** Mark Scanlan  
**OWNER:** Same  
**PREMISES AFFECTED:** 3011 N. Racine Avenue  
**SUBJECT:** Application for a variation to reduce the combined side yards from 4.8' to 3'-5" with a 1'-2" north setback and to exceed the existing floor area by not more than 15% of the floor area that has existed for more than 50 years for a proposed rear 2 story addition with an open deck.

52-11-Z  
**ZONING DISTRICT:** RS-3  
**WARD:** 1

**APPLICANT:** Louis & Melissa Haase  
**OWNER:** Same  
**PREMISES AFFECTED:** 2013 W. Huron Street  
**SUBJECT:** Application for a variation to increase the height from 30' to 33' and to exceed the floor area ratio by not more than 15% (436 square feet) of the pre-existing 2,906.72 square feet for a 3 dwelling unit building.

53-11-Z  
**ZONING DISTRICT:** RS-3  
**WARD:** 35

**APPLICANT:** Frank Michalski  
**OWNER:** Same  
**PREMISES AFFECTED:** 3504 W. Wrightwood Avenue  
**SUBJECT:** Application for a variation to reduce the west setback to 6 ¼" (east setback to remain at 2.95"), the combined setback shall be reduce from the required 5' to 3.4' and to exceed the floor area by not more than 15% (217 square feet) with a third floor addition.
54-11-Z  ZONING DISTRICT: RS-3  WARD:47
APPLICANT: Tom Sosnoff
OWNER: Same
PREMISES AFFECTED: 3845 N. Ravenswood Avenue
SUBJECT: Application for a variation to reduce the total side setback from the required 10' to zero and to reduce the rear yard from the required 30.28' to zero to construct an 8'-2-½” masonry wall.

55-11-Z  ZONING DISTRICT: RS-3  WARD:1
APPLICANT: 2034 Superior, LLC
OWNER: Same
PREMISES AFFECTED: 2034 W. Superior Street
SUBJECT: Application for a variation to reduce the front setback from the required 20' to 1' for a proposed 2 car garage with access to a new driveway on W. Lee Place for a proposed single family residence.

56-11-Z  ZONING DISTRICT: B3-1  WARD:41
APPLICANT: Signature Bank
OWNER: 6400 Commercial LLC
PREMISES AFFECTED: 6330-6420 N. Northwest Highway
SUBJECT: Application for a special use to permit the establishment of an accessory drive through to serve an existing bank.

57-11-S  ZONING DISTRICT: B3-1  WARD:14
APPLICANT: Bank of America
OWNER: Same
PREMISES AFFECTED: 5601 S. Kedzie Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed 3 lane drive-through and one by-pass lane to serve a proposed bank.

58-11-S  ZONING DISTRICT: RM-5  WARD:5
APPLICANT: Hyde Park University Bible Fellowship
OWNER: 5454 Everett LLC
PREMISES AFFECTED: 5454 S. Everett Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed accessory off-site parking lot to serve a religious assembly at 5407 S. Hyde Park Boulevard.

59-11-S  ZONING DISTRICT: B3-2  WARD:1
APPLICANT: Sodagar Business, Inc.
OWNER: Same
PREMISES AFFECTED: 954 N. Western Avenue / 2405 W. Augusta Boulevard
SUBJECT: Application for a special use to permit the establishment of a proposed one -story mini-mart to serve an existing gasoline station.
60-11-S  
**ZONING DISTRICT:** DX-5  
**WARD:** 42

**APPLICANT:** Mansoor Lakhani  
**OWNER:** Same  
**PREMISES AFFECTED:** 750 N. Wells Street / 201 W. Chicago Avenue  
**SUBJECT:** Application for a special use to permit the continued use of an existing gasoline station with 10 pumps and a proposed 2,860 square foot retail building.

61-11-S  
**ZONING DISTRICT:** B3-2  
**WARD:** 47

**APPLICANT:** Floyd's 99 - Illinois, LLC  
**OWNER:** Chicago Title Land Co. # 01-977230  
**PREMISES AFFECTED:** 1401 W. Irving Park Road  
**SUBJECT:** Application for a special use to permit the establishment of a proposed barber shop/beauty salon.

62-11-Z  
**ZONING DISTRICT:** (proposed) RM-6, currently PD-655  
**WARD:** 46

**APPLICANT:** Aurora Chicago Lakeshore Hospital LLC  
**OWNER:** Illinois Life Properties  
**PREMISES AFFECTED:** 4700-20 N. Clarendon  
**SUBJECT:** Application for a variation to reduce the rear yard from the required 27.30' to 17'-4" and the north setback on a reverse corner lot from the required 3.19' to zero, for a proposed 5 story addition to a proposed 60 bed hospital.

63-11-S  
**ZONING DISTRICT:** (proposed) RT-4, currently PD-655  
**WARD:** 46

**APPLICANT:** Aurora Chicago Lakeshore Hospital LLC  
**OWNER:** Illinois Life Properties  
**PREMISES AFFECTED:** 827-31 W. Leland Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a proposed required off-site accessory parking lot to serve a proposed hospital at 4700-20 N. Clarendon.

64-11-Z  
**ZONING DISTRICT:** (proposed) RT-4, currently PD-655  
**WARD:** 46

**APPLICANT:** Aurora Chicago Lakeshore Hospital, LLC  
**OWNER:** Illinois Life Properties  
**PREMISES AFFECTED:** 827-31 W. Leland Avenue  
**SUBJECT:** Application for a variation to reduce the front setback from the required 15' to 7' and to provide a 7' setback instead of 20' from the property line to prevent an obstruction of the sidewalk by parked vehicles for a required accessory off-site parking lot to serve a proposed hospital at 4700-20 N. Clarendon.

65-11-S  
**ZONING DISTRICT:** (proposed) RT-4 currently PD-655  
**WARD:** 46

**APPLICANT:** Aurora Chicago Lakeshore Hospital  
**OWNER:** Illinois Life Properties LLC  
**PREMISES AFFECTED:** 816-24 W. Leland Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a proposed required accessory off-site parking lot to serve a proposed hospital at 4700-20 N. Clarendon.
66-11-Z  
**ZONING DISTRICT:** RT-4 currently PD-655  
**WARD:** 46

**APPLICANT:** Aurora Chicago Lakeshore Hospital, LLC

**PREMISES AFFECTED:** 816-24 W. Leland Avenue

**Subject:** Application for a variation to reduce the front setback from the required 15' to 7' and to provide a 7' setback instead of 20' from the property line to prevent an obstruction of the sidewalk by parked vehicles for a required accessory off-site parking lot to serve a proposed hospital.

67-11-Z  
**ZONING DISTRICT:** RT-4  
**WARD:** 32

**APPLICANT:** John & Jan Kuklenski

**OWNER:** Same

**PREMISES AFFECTED:** 1951 N. Kenmore Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the required 12' to 6'-5", the south side setback from 2' to 0'-9 ½" and the combined side setbacks from the required 4'-10" to 4' to allow a 3rd floor addition and replacement of an existing 2nd floor balcony.

68-11-S  
**ZONING DISTRICT:** DX-1  
**WARD:** 2

**APPLICANT:** Ciro Rossini

**OWNER:** Same

**PREMISES AFFECTED:** 701 S. Clark Street

**SUBJECT:** Application for a special use to permit the establishment of a proposed non-accessory parking lot located outside the central area parking district.

69-11-S  
**ZONING DISTRICT:** DX-12  
**WARD:** 2

**APPLICANT:** The Public Building Commission of Chicago

**OWNER:** Chicago Board of Education

**PREMISES AFFECTED:** 700 S. State Street

**SUBJECT:** Application for a special use to permit the establishment of a proposed 7-story high school with a rooftop mechanical and stair penthouse.

**CONTINUANCES**

392-10-S  
**ZONING DISTRICT:** RS-3  
**WARD:** 17

**APPLICANT:** Dorothy Appiah / D.K.Y. Developers

**OWNER:** Same

**PREMISES AFFECTED:** 6803 S. Throop Street

**SUBJECT:** Application to permit the establishment of a proposed community center.

03-11-S  
**ZONING DISTRICT:** B1-1  
**WARD:** 18

**APPLICANT:** Pamper Me Up Kiddee Spa Salon & Party Palace, Ltd.

**OWNER:** Vernell Valentine

**PREMISES AFFECTED:** 8006 S. Western Avenue

**SUBJECT:** Application for a special use to permit the establishment of a proposed beauty salon.
09-11-S  ZONING DISTRICT: C1-1  WARD: 6
APPLICANT: Illinois Association of Seventh-day Adventists
OWNER: Steven C. Pinsler
PREMISES AFFECTED: 8221-8227 South State Street
SUBJECT: Application for a special use to permit the establishment of a proposed religious assembly (Church).

18-11-Z  ZONING DISTRICT: RM-5  WARD: 43
APPLICANT: Myles McGuire
OWNER: Same
PREMISES AFFECTED: 309 W. Wisconsin Street
SUBJECT: Application for a variation to reduce the rear setback from 28' to 20.34', the east and west setback from 2' to zero, the rear yard open space from 110 square feet to 66 square feet, and to increase the existing floor area by not more than 15% for an enclosed breezeway and a rear second floor addition.