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-S  ZONING DISTRICT:B3-1  WARD:36
APPLICANT: Vanessa Linares
OWNER: Albert Rizzo
PREMISES AFFECTED: 2727 N. Harlem Avenue
SUBJECT: Application to permit the establishment of a proposed beauty salon.

384-10-S  ZONING DISTRICT:B1-1  WARD:15
APPLICANT: 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-S  ZONING DISTRICT:B3-2  WARD:32
APPLICANT: Vanessa Maya / Parlor 836 Inc.
OWNER: Andriy Mykolyshyn
PREMISES AFFECTED: 836 N. Damen Avenue
SUBJECT: Application to permit the establishment of a proposed beauty/ nail salon.

386-10-S  ZONING DISTRICT:B3-1  WARD:34
APPLICANT: Patrice Jones
OWNER: Complete Environmental MGM LLC
PREMISES AFFECTED: 1421 -½ W. 111th Street
SUBJECT: Application to permit the establishment of a proposed beauty salon.

387-10-S  ZONING DISTRICT:B3-2  WARD:47
APPLICANT: Sophia Kamel d/b/a/ Digits Nail Spa
OWNER: Nicholas Panomitros / 1818 Montrose Building LLC
PREMISES AFFECTED: 1824 W. Montrose Avenue
SUBJECT: Application to permit the establishment of a proposed nail salon.

388-10-S  ZONING DISTRICT:B3-1  WARD:6
APPLICANT: Teaira Brooks
OWNER: Mario Martinez
PREMISES AFFECTED: 438 E. 71st Street
SUBJECT: Application to permit the establishment of a proposed hair salon.
389-10-S     ZONING DISTRICT:B3-1     WARD:45
APPLICANT: Casa Hair Salon Corp.
OWNER: Naomi Yoelin
PREMISES AFFECTED: 4463 W. Lawrence Avenue
SUBJECT: Application to permit the establishment of a proposed barber shop.

390-10-S     ZONING DISTRICT:M1-1     WARD:33
APPLICANT: MG Knox LLC
OWNER: Michael Green
PREMISES AFFECTED: 4321 N. Knox Avenue
SUBJECT: Application to permit the establishment of a proposed public parking garage with 121 parking spaces.

391-10-S     ZONING DISTRICT:RM-5     WARD:3
APPLICANT: D'estee Inc.
OWNER: Same
PREMISES AFFECTED: 4519-21 S. Dr. M.L. King Drive
SUBJECT: Application to permit the establishment of a proposed expansion of an existing community center.

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.

393-10-S     ZONING DISTRICT:RT-4     WARD:4
APPLICANT: AOV Consulting Group
OWNER: National Star Trust Co. Trust No. 31775
PREMISES AFFECTED: 4710-12 S. Ingleside Avenue
SUBJECT: Application to permit the establishment of a proposed non-accessory parking lot.

394-10-Z     ZONING DISTRICT:RT-4     WARD:4
APPLICANT: AOV Consulting Group
OWNER: National Star Trust Co. Trust No. 31775
PREMISES AFFECTED: 4710-12 S. Ingleside Avenue
SUBJECT: 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.

395-10-S     ZONING DISTRICT:DC-16     WARD:42
APPLICANT: Nuveen Investments, Inc.
OWNER: Hines 333 West Wacker Drive LP
PREMISES AFFECTED: 333 W. Wacker Drive
SUBJECT: Application to permit the establishment of a proposed high rise building sign.

396-10-A     ZONING DISTRICT:C1-2     WARD:1
APPLICANT: Outdoor Impact, Inc
OWNER: JVK Investments, LLC
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.

399-10-A  ZONING DISTRICT: C1-1      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 advertising sign which would be 800 square feet.

401-10-S  ZONING DISTRICT: M1-1      WARD:15
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.

402-10-Z  ZONING DISTRICT: RS-3      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.

2:00 P.M.
404-10-S      ZONING DISTRICT:B1-1      WARD:31
APPLICANT:  Krzysztof Slowik
OWNER:  Nicolar Pastiu
PREMISES AFFECTED:  3111 N. Cicero Avenue
SUBJECT:  Application to permit the establishment of  a proposed hair / nail salon.

405-10-S      ZONING DISTRICT:B3-1      WARD:26
APPLICANT:  Martha Xuan Nguyen Duong
OWNER:  Same
PREMISES AFFECTED:  3447 W. North Avenue
SUBJECT:  Application to permit the establishment of  a proposed nail salon.

406-10-S      ZONING DISTRICT:B3-1      WARD:33
APPLICANT:  Olga Moukhina
OWNER:  Adrian Stanciu
PREMISES AFFECTED:  3553 W. Irving Park Road
SUBJECT:  Application to permit the establishment of  a proposed massage establishment.

407-10-S      ZONING DISTRICT:B3-1      WARD:21
APPLICANT:  Dionna Brown
OWNER:  Charles Gillum
PREMISES AFFECTED:  909 W. 87th Street
SUBJECT:  Application to permit the establishment of  a proposed beauty salon.

408-10-S      ZONING DISTRICT:C2-2      WARD:27
APPLICANT:  Visnja Vukovich Bradley
OWNER:  Same
PREMISES AFFECTED:  527 N. Racine, Unit #1
SUBJECT:  Application to permit the establishment of  a proposed residential use on the ground floor in a commercial zoning district.

409-10-S      ZONING DISTRICT:B3-2      WARD:6
APPLICANT:  Devon Financial Services, LTD
OWNER:  Irving Barr
PREMISES AFFECTED:  8256  S. Cottage Grove Avenue
SUBJECT:  Application to permit the establishment of  a proposed pay day loan facility.

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.

411-10-S      ZONING DISTRICT:B3-2 / RS-3      WARD:40
APPLICANT:  UG 2, LLC
OWNER:  Same
PREMISES AFFECTED:  1401-05 W. Devon Avenue / 6346 N. Glenwood Avenue
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.

412-10-S  ZONING DISTRICT: B3-2  WARD: 39
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-A  ZONING DISTRICT: PD 958  WARD: 44
APPLICANT: 3701 N. Kenmore LLC
OWNER: Same
PREMISES AFFECTED: 1060 W. Addison
SUBJECT: 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-S  ZONING DISTRICT:PMD # 2 (B)  WARD: 32
APPLICANT: Autospa, Inc. an Illinois Corporation
OWNER: James and Rosemary Bielarz
PREMISES AFFECTED: 1317 W. North Avenue
SUBJECT: Application to permit the establishment of a proposed car wash.