CITY OF CHICAGO
ZONING BOARD OF APPEALS
PUBLIC HEARING
FRIDAY- August 20, 2010
121 N. LaSalle Street- Room 201-A

291-10-S   ZONING DISTRICT: B3-2   WARD: 18
APPLICANT: Mohammed Badla
OWNER: Same
PREMISES AFFECTED: 7257 S. Western Avenue
SUBJECT: To permit the establishment of a proposed gas station in a B3-2 zoning district.

292-10-Z   ZONING DISTRICT: B3-2   WARD: 18
APPLICANT: Mohammed Badla
OWNER: Same
PREMISES AFFECTED: 7257 S. Western Avenue
SUBJECT: To permit the establishment of a proposed gas station whose lot area shall be 15,750 square feet instead of 20,000 square feet.

293-10-Z   ZONING DISTRICT: RM-5   WARD: 43
APPLICANT: Lisa Curran
OWNER: Same
PREMISES AFFECTED: 1901 N. Lincoln Park West
SUBJECT: To permit the establishment of a proposed 4 story single family residence, with a breezeway connection which will reduce the north yard to zero instead of 2.48'

294-10-Z   ZONING DISTRICT: RM-5   WARD: 48
APPLICANT: Stephen Foster
OWNER: Same
PREMISES AFFECTED: 5717-21 N. Winthrop
SUBJECT: To permit the establishment of a proposed rear enclosed porch whose rear yard set back shall be 9'-6" instead of 45'.

295-10-S   ZONING DISTRICT: B3-1   WARD: 33
APPLICANT: Christopher Turcios/ Headquarters Barber Studio
OWNER: Peter Ziss
PREMISES AFFECTED: 3056 W. Irving Park Road
SUBJECT: To permit the establishment of a proposed barber shop.

296-10-Z   ZONING DISTRICT: RS-3   WARD: 32
APPLICANT: Bob Pearl
OWNER: 1711 North Wolcott C, LLC
PREMISES AFFECTED: 1711 N. Wolcott
SUBJECT: To permit the establishment of a proposed 2 story single family residence whose south side yard shall be zero, the north side yard shall be 2'-2", the rear yard shall be 20.6' in order to construct a 4' fence on top of an 8'-10" the wall in the rear side yards.
297-10-S  
APPLICANT: Bible Way Apostolic Faith Church  
OWNER: Same  
PREMISES AFFECTED: 1801-25 S. Kostner  
SUBJECT: To permit the establishment of a proposed church, community center and day care facility.

298-10-Z  
APPLICANT: Bible Way Apostolic Faith Church  
OWNER: Same  
PREMISES AFFECTED: 1801-25 S. Kostner  
SUBJECT: To permit the establishment of a proposed 1 story addition to an existing church, whose rear yard shall be zero instead of 30', and whose front yard shall be 7' instead of 20'.

299-10-S  
APPLICANT: Son Hoang  
OWNER: Wrightwood Plaza LLC  
PREMISES AFFECTED: 7914 S. Western  
SUBJECT: To permit the establishment of a proposed nail salon.

300-10-S  
APPLICANT: Butterfat Studios, Inc. c/o Esther Garcia  
OWNER: Four Seas Holding, LLC  
PREMISES AFFECTED: 3129 W. Logan Boulevard  
SUBJECT: To permit the establishment of a proposed tattoo studio.

301-10-Z  
APPLICANT: Northside Café, Inc.  
OWNER: RJC Management Corporation  
PREMISES AFFECTED: 1635-37 N. Damen  
SUBJECT: To permit the establishment of a proposed public place of amusement license for an existing restaurant which is within 125' of a residential district.

302-10-S  
APPLICANT: Yolanda Caicedo  
OWNER: Jose Caicedo  
PREMISES AFFECTED: 3118 W. Montrose  
SUBJECT: To permit the establishment of a proposed beauty salon

303-10-S  
APPLICANT: JMBEE, LLC Flower Box Series JMBEE LL  
OWNER: 2519-21 California LLC  
PREMISES AFFECTED: 2519 N. California  
SUBJECT: To permit the establishment of two proposed off-site parking spaces to serve the required parking for 2 dwelling units at 2456 N. California. The parking spaces will be leased for 99 years.
304-10-S  ZONING DISTRICT: B1-2  WARD:40
APPLICANT: Elvia Almeida
OWNER: Foster Property Investments
PREMISES AFFECTED: 1834 W. Foster
SUBJECT: To permit the establishment of a proposed beauty / nail salon.

305-10-S  ZONING DISTRICT: PMD # 9  WARD:37
APPLICANT: B Meany, LLC
OWNER: Same
PREMISES AFFECTED: 1238-1300 N. Kostner
SUBJECT: To permit the establishment of the expansion of an existing salvage yard.

306-10-Z  ZONING DISTRICT: RS-3  WARD:47
APPLICANT: Matthew Lattimer
OWNER: Same
PREMISES AFFECTED: 1915 W. Grace
SUBJECT: To permit the establishment of a proposed 2 story 2 dwelling unit building whose front yard shall be 4.6' instead of 20', combined side yards shall be 2.6', 2.6' on the west, zero on the east and to increase the height to 31.10' instead of 30.

307-10-Z  ZONING DISTRICT: RM-5  WARD:3
APPLICANT: P. Scott Neville Jr.
OWNER: Same
PREMISES AFFECTED: 4320 S. Vincennes
SUBJECT: To permit the establishment of a proposed 3 story addition whose combined side yards shall be 5', north side shall be zero, the south side yard shall be 8.8' and the rear yard shall be 16.11' instead of 35'.

308-10-S  ZONING DISTRICT: B1-1  WARD:47
APPLICANT: Nail & Spa of Lincoln d/b/a 2 x 10 Nail & Spa
OWNER: American Heritage Investment, II, LLC
PREMISES AFFECTED: 4612 N. Lincoln Avenue
SUBJECT: To permit the establishment of a proposed nail and spa facility.

309-10-S  ZONING DISTRICT: DX-7  WARD:2
APPLICANT: South Loop Community Church
OWNER: 1325 So. State, LLC
PREMISES AFFECTED: 1347-51 S. State Street
SUBJECT: To permit the establishment of a proposed religious facility.
310-10-S  ZONING DISTRICT: DX-7  WARD: 42
APPLICANT: Blk & Wht Valet, LLC
OWNER: The Catholic Charities of Archdiocese of Chicago
PREMISES AFFECTED: 625-31 W. Randolph / 133-37 N. Des Plaines
SUBJECT: To permit the establishment of a proposed public parking garage.

311-10-S  ZONING DISTRICT: B3-2  WARD: 8
APPLICANT: Buckhanan Enterprises Inc.
OWNER: Land Trust PNB 32709
PREMISES AFFECTED: 9243 S. Stony Island Avenue
SUBJECT: To permit the establishment of a proposed beauty salon / barber shop.

312-10-S  ZONING DISTRICT: B3-2  WARD: 50
APPLICANT: Fezan-E-Medina Islamic Education Center
OWNER: Lucien Barba and Harold Silver
PREMISES AFFECTED: 6821 N. Western
SUBJECT: To permit the establishment of a proposed religious assembly facility.

313-10-S  ZONING DISTRICT: B3-1  WARD: 41
APPLICANT: Lamaris Salon & Day Spa Inc.
OWNER: Design Ventures, LLC
PREMISES AFFECTED: 7436 N. Harlem
SUBJECT: To permit the establishment of a proposed beauty/nail salon.

314-10-S  ZONING DISTRICT: B3-3  WARD: 27
APPLICANT: Douglas Scott Wheeler
OWNER: Same
PREMISES AFFECTED: 1454 N. Orleans
SUBJECT: To permit the establishment of residential use below the second floor in a B3-3 Zoning District.
CONTINUANCES

41-10-A  ZONING DISTRICT: DX-5  WARD: 2
APPLICANT: North Shore Outdoor, LLC
OWNER:
PREMISES AFFECTED: 601 N. Wells
SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to allow
the establishment of an off-premise free standing advertising sign at a height of 40' above grade. The
sign contains 378 square feet. There is no permit for the erection of this sign. In DX districts the
maximum height of a free standing sign is 24 feet.

192-10-A  ZONING DISTRICT: C1-1  WARD: 32
APPLICANT: 3818 N. Lakewood, LLC
OWNER: Same
PREMISES AFFECTED: 1222 W. Fletcher Street
SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to
recognize 2 dwelling units in the front building and 2 dwelling units in the rear building. A 1998 permit
states the coach house (rear building) will be de-converted to a single family residence.

241-10-S  ZONING DISTRICT: C1-1  WARD: 35
APPLICANT: Kimball and Belmont LLC
OWNER: Same
PREMISES AFFECTED: 3200 N. Kimball/ 3400 W. Belmont
SUBJECT: To permit the establishment of a proposed one story addition (mini-mart) to an existing
gas station.

242-10-Z  ZONING DISTRICT: RM-5  WARD: 4
APPLICANT: Conrad Yun
OWNER: Same
PREMISES AFFECTED: 5105 S. Kimbark
SUBJECT: To permit the establishment of a proposed front yard parking space, on a substandard lot
(120') which has no access to an alley, whose front yard shall be reduced to 15' instead of 20'.

243-10-Z  ZONING DISTRICT: RM 4.5  WARD: 40
APPLICANT: Armand Candea
OWNER: Shirley and Robert Nitzu
PREMISES AFFECTED: 5007 N. California Avenue
SUBJECT: To permit the establishment of the proposed subdivision of a zoning lot. The building
which will remain shall have a north and south side yard of zero instead of 2.4' each, the combined side
yards shall be zero instead of 6'.
249-10-S  
ZONING DISTRICT: RT-4  
WARD: 12  
APPLICANT: Shekinah Glory House, Inc.  
OWNER: Same  
PREMISES AFFECTED: 2341 S. Sacramento Avenue  
SUBJECT: To permit the establishment of a proposed transitional residence.

265-10-S  
ZONING DISTRICT: B3-3  
WARD: 3  
APPLICANT: Millennium Salon 51st Inc.  
OWNER: Ghulam Qadir  
PREMISES AFFECTED: 109 E. 51st Street  
SUBJECT: To permit the establishment of a proposed hair salon.

272-10-S  
ZONING DISTRICT: RT-4  
WARD: 32  
APPLICANT: Arturo Torres  
OWNER: Same  
PREMISES AFFECTED: 2344-46 W. Armitage Avenue  
SUBJECT: To permit the establishment of a proposed off-site non-accessory parking lot.

273-10-Z  
ZONING DISTRICT: RT-4  
WARD: 32  
APPLICANT: Arturo Torres  
OWNER:  
PREMISES AFFECTED: 2344-46 W. Armitage Avenue  
SUBJECT: To permit the establishment of a proposed non-accessory parking lot whose front yard shall be 7' instead of 20'.

274-10-A  
ZONING DISTRICT: DX-5  
WARD: 42  
APPLICANT: Galina Podolski  
OWNER: Stone St. Partners, LLC  
PREMISES AFFECTED: 49 E. Oak Street  
SUBJECT: An Appeal from the decision of the office of the Zoning Administrator. The Zoning Administrator has determined that the applicant's sign will be classified as a free standing sign. The sign is not attached to the building. The sign is also located in the Oak Street Corridor.

276-10-S  
ZONING DISTRICT: RT-4  
WARD: 49  
APPLICANT: Nathan Ben Meyers  
OWNER: Same  
PREMISES AFFECTED: 1102 W. North Shore Avenue  
SUBJECT: To permit the establishment of a proposed group living facility.

285-10-S  
ZONING DISTRICT: B3-3  
WARD: 25  
APPLICANT: The Resurrection Project  
OWNER: Same  
PREMISES AFFECTED: 1656-58 W. 18th Place  
SUBJECT: To permit the establishment of a proposed 4 story 6 dwelling unit building with residential use on the first floor.
286-10-Z  
ZONING DISTRICT:B3-3  
WARD:25  
APPLICANT: The Resurrection Project  
OWNER: Same  
PREMISES AFFECTED: 1656-58 W. 18th Place  
SUBJECT: To permit the establishment of a proposed 4 story, 6 dwelling unit building whose east side yard shall be zero instead of 2.58' (50% of the existing adjoining residential side yard).

287-10-Z  
ZONING DISTRICT:B3-3  
WARD:25  
APPLICANT: The Resurrection Project  
OWNER: Same  
PREMISES AFFECTED: 1814-20 S. Paulina  
SUBJECT: To permit the reduction of one required loading berth.

288-10-Z  
ZONING DISTRICT:B3-5  
WARD:25  
APPLICANT: The Resurrection Project  
OWNER: Same  
PREMISES AFFECTED: 1657-59 W. 18th Street  
SUBJECT: To permit the reduction of a loading berth for a 15 dwelling unit building.

289-10-S  
ZONING DISTRICT:B3-3  
WARD:25  
APPLICANT: The Resurrection Project  
OWNER: Same  
PREMISES AFFECTED: 1714-20 W. 18th Place  
SUBJECT: To permit the establishment of a proposed accessory off-site parking lot to serve two separate uses (21 dwelling units total).