

**CITY OF CHICAGO
ZONING BOARD OF APPEALS
PUBLIC HEARING
FRIDAY- October 15, 2010
121 N. LaSalle Street- Room 200**

9:00 A.M.

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.

353-10-S ZONING DISTRICT:B3-1 WARD:20
APPLICANT: Liborio Velazquez- Perez
OWNER: Rosanely Barajas
PREMISES AFFECTED: 3017 W. 63rd Street
SUBJECT: Application to permit the establishment of a barber shop.

354-10-S ZONING DISTRICT:B3-3 WARD:46
APPLICANT: AD Consulting LLC D/B/A d'light Naturals
OWNER: 4554 Malden LLC
PREMISES AFFECTED: 1309 W. Wilson Avenue
SUBJECT: Application to permit the establishment of a beauty / nail salon.

355-10-S ZONING DISTRICT:B1-2 WARD:1
APPLICANT: Salon Artemisa, Inc.
OWNER: Juma Ahmad Suleiman
PREMISES AFFECTED: 910 N. Ashland Avenue
SUBJECT: Application to permit the establishment of a beauty salon.

356-10-S ZONING DISTRICT:B3-1 WARD:36
APPLICANT: Zackary Stevens
OWNER: Marego Wanaski
PREMISES AFFECTED: 3315 N. Harlem Avenue
SUBJECT: Application to permit the establishment of a body art / tattoo parlor.

357-10-S ZONING DISTRICT:B3-1 WARD:33
APPLICANT: J & E 2922-24 Corporation
OWNER: 2922-24 W Irving Park Rd. LLC
PREMISES AFFECTED: 2922-24 W. Irving Park Road
SUBJECT: Application to permit the establishment of a tavern.

358-10-S **ZONING DISTRICT:DX-10 / DX-12 WARD:42**
APPLICANT: Fourth Presbyterian Church
OWNER: Same
PREMISES AFFECTED: 126 E. Chestnut Street
SUBJECT: Application to permit the expansion of an existing religious assembly to add a one and five story addition.

359-10-Z **ZONING DISTRICT:DX-10 / DX-12 WARD:41**
APPLICANT: Fourth Presbyterian Church
OWNER: Same
PREMISES AFFECTED: 126 E. Chestnut Street
SUBJECT: Application for a variation to reduce the west rear setback from 50' to 7-10", to reduce the length of a loading berth from 50' to 25' and to allow driveway access on East Delaware Street for the construction of an addition to an existing religious assembly.

306-10-S **ZONING DISTRICT: PMD # 4 WARD:27**
APPLICANT: 235 Ashland Holdings, Inc. d/b/a/ Cobra Lounge
OWNER: MMH, Inc.
PREMISES AFFECTED: 235 N. Ashland Avenue
SUBJECT: Application to permit the establishment of a small entertainment venue.

361-10-S **ZONING DISTRICT:B3-1 WARD:26**
APPLICANT: Susana Valle
OWNER: Victor Diaz
PREMISES AFFECTED: 3552 W. Armitage Avenue
SUBJECT: Application to permit the establishment of an accessory off-site parking lot to serve an existing banquet hall.

362-10-Z **ZONING DISTRICT:B3-1 WARD:26**
APPLICANT: Susana Valle
OWNER: Victor Diaz
PREMISES AFFECTED: 3552 W. Armitage Avenue
SUBJECT: Application for a variation to permit shared parking for an accessory off-site parking lot which will serve an existing banquet hall and an existing grocery store.

363-10-S **ZONING DISTRICT:B1-1 WARD:34**
APPLICANT: Lake Region Conference Association of Seventh - Day Adventist
OWNER: Same
PREMISES AFFECTED: 500 W. 119th Street
SUBJECT: Application to permit the establishment of a religious assembly.

364-10-A **ZONING DISTRICT:RT-4** **WARD:24**
APPLICANT: Byron Evans
OWNER: Byron Evans Donald Haughton, Jr.
PREMISES AFFECTED: 1801-03 S. Drake Avenue / 3515-17 W. 18th Street
SUBJECT: Application for a variation to permit the subdivision of an improved zoning lot which is improved with two, two story 4 unit residential buildings into two improved zoning lots.

365-10-Z **ZONING DISTRICT: RT-4** **WARD:24**
APPLICANT: Byron Evans
OWNER: Same
PREMISES AFFECTED: 1801-03 S. Drake Avenue / 3515 W. 18th Street
SUBJECT: Application for a variation to reduce the rear setback from 18.76' to 1', and reduce the rear yard open space from 260 square feet to permit the subdivision of one zoning lot into two zoning lots.

366-10-S **ZONING DISTRICT: RM-5** **WARD:1**
APPLICANT: 1528 W Haddon LLC
OWNER: Same
PREMISES AFFECTED: 1528-30 W. Haddon Avenue
SUBJECT: Application for a variation to reduce the rear setback from 20.7' to 10'-6" , the east and west setbacks to be reduced from 4' to zero, the combined setback from 10' to zero, for a 4 story 6 dwelling unit building with an attached garage which will contain 216 square feet of open space on the roof of the garage.

367-10-A **ZONING DISTRICT: B3-2** **WARD:1**
APPLICANT: Pontiac Produce Company, d/b/a Big Star
OWNER: Park National Bank A/T/U/T No. 29229
PREMISES AFFECTED: 1531 N. Damen Avenue
SUBJECT: Application for an appeal from the decision of the office of the Zoning Administrator in refusing to permit the establishment of a free standing business identification sign which is prohibited on a Pedestrian Street.

368-10-Z **ZONING DISTRICT: RS-3** **WARD:32**
APPLICANT: Sara Dudnik
OWNER: Same
PREMISES AFFECTED: 2139 N. Oakley Avenue
SUBJECT: Application for a variation to reduce the combined side setback requirement from 4.8' to 3.3' and the north side setback from 2' to zero; to permit an increase in the building height from 30' to 32.25' and in increase in floor area by no more than 15% to exp

369-10-Z **ZONING DISTRICT: RS-3** **WARD:8**
APPLICANT: Cleophas Fultz
OWNER: Same
PREMISES AFFECTED: 7804 S. Kenwood Avenue
SUBJECT: Application for a variation to permit a reduction in the required front setback from 20' to 13.79' to construct a one story enclosed porch.

370-10-Z

ZONING DISTRICT:RS-2

WARD:13

APPLICANT: Martha Arroyo

OWNER: Same

PREMISES AFFECTED: 6015 W. 64th Street

SUBJECT: Application for a variation to permit the reduction in the combined required side setbacks from 11.83' to 3.17', with a west side of 2.5' and an east side of 8", to reduce the rear setback from 35.14' to 4.5' and to reduce the rear yard open space from 400 square feet to 177 square feet for a third floor addition and frame canopy.

371-10-Z

ZONING DISTRICT: RS-3

WARD:15

APPLICANT: Matthew Brooks

OWNER: Park National Bank & Trust u/t/n/ 32261

PREMISES AFFECTED: 6024 S. Hermitage Avenue

SUBJECT: Application for a variation to permit a reduction in the required north side setback from 2' to 0.8' and the combined width of the side setbacks from the required 20% to 15% of the lot width to allow for a proposed second story dormer addition and enclosed porch.

372-10-S

ZONING DISTRICT: RM-5

WARD:5

APPLICANT: Shorewind Towers, LLC

OWNER: Same

PREMISES AFFECTED: 2344 E. 70th Place

SUBJECT: Application to permit the establishment of a non- required accessory parking lot to serve a residential building at 7000 South Shore Drive.

373-10-Z

ZONING DISTRICT:RM-5

WARD:5

APPLICANT: Shorewind Towers, LLC

OWNER: Same

PREMISES AFFECTED: 2344 E. 70th Place

SUBJECT: Application for a variation to permit the reduction of the front setback from the required 20' to 5' for a proposed parking lot.

2:00 P.M.

374-10-Z **ZONING DISTRICT:**B1-1 **WARD: 12**

APPLICANT: Raymond Macias, Jr.

OWNER: Same

PREMISES AFFECTED: 4157 S. California

SUBJECT: Application for a variation to reduce the required front setback to zero, the combined setback from 8.29' to zero on both sides for a one story addition to an existing restaurant.

375-10-Z **ZONING DISTRICT:** RS-2 **WARD: 38**

APPLICANT: Jonathon Janas

OWNER: Same

PREMISES AFFECTED: 3720 N. Kostner Avenue

SUBJECT: Application for a variation to reduce the combined side setback from 14.25' to 3.42' , with a north side of 2.5', and a south side setback of 1', to reduce the rear setback from 31.93' to 15'-2"and rear yard open space from 400 square feet to zero for a two story addition.

376-10-A **ZONING DISTRICT:** RM- 6.5 **WARD: 44**

APPLICANT: Firkin Inc.

OWNER: Bel-Harbour Condominium

PREMISES AFFECTED: 420 W. Belmont Avenue

SUBJECT: Application for an appeal from the decision of the office of the Zoning Administrator in refusing to permit the establishment of a proposed addition of an outdoor patio to an existing restaurant on the first floor of a 29 story, 204 residential unit building.

377-10-S **ZONING DISTRICT:**B3-3 **WARD: 35**

APPLICANT: Nail and Spa O - Logan Square Inc.

OWNER: Logan Square Building, LLC, II LLC

PREMISES AFFECTED: 3111 W. Logan Boulevard

SUBJECT: Application to permit the establishment of a proposed nail salon.

378-10-S **ZONING DISTRICT:**B3-2 **WARD: 8**

APPLICANT: Masjid Al Farooq

OWNER: Same

PREMISES AFFECTED: 8950 S. Stony Island Avenue

SUBJECT: Application to permit the establishment of establish a religious assembly.

379-10-S **ZONING DISTRICT:**B3-2 **WARD: 8**

APPLICANT: Masjid Al Farooq

OWNER: Vernon Park Church of God

PREMISES AFFECTED: 8953-63 S. Stony Island Avenue

SUBJECT: Application to permit the establishment of a required accessory off-site parking lot to serve a religious assembly at 8950 S. Stony Island Avenue

380-10-Z **ZONING DISTRICT:**B3-2 **WARD: 8**
APPLICANT: Masjid Al Farooq
OWNER: Vernon Park Church of God
PREMISES AFFECTED: 8953-63 S. Stony Island Avenue
SUBJECT: Application for a variation to permit shared parking for an accessory off-site parking lot which will serve a religious assembly at 8950 S. Stony Island Avenue

381-10-S **ZONING DISTRICT:** DX-7 **WARD: 42**
APPLICANT: Rock and Roll Inc, a franchisee of McDonalds Corporation
OWNER: McDonalds Corporation
PREMISES AFFECTED: 600 N. Clark Street
SUBJECT: Application to permit the establishment of a proposed non-accessory parking lot containing less than 250 parking spaces which will be located outside of the Central Parking Area.

382-10-Z **ZONING DISTRICT:** RM- 4.5 **WARD:7**
APPLICANT: James Khariman
PREMISES AFFECTED: 7419-25 S. Colfax Avenue
SUBJECT: Application for a variation to permit the reduction of the rear yard open space from 754 square feet to zero and to reduce the required parking spaces from 16 to 14 for the conversion of a 12 dwelling unit building to a 16 dwelling unit building.

CONTINUANCES

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.

56-10-Z (amended) **ZONING DISTRICT:** RM-5 **WARD: 44**
APPLICANT: Styles Properties, LLC
OWNER: Same
PREMISES AFFECTED: 3754 N. Wilton
SUBJECT: Application for a variation to permit the establishment of a three story six dwelling unit building with a front setback of 10" instead of 8.3', north and south side setbacks of 3' each, a rear setback of 11' 10-³/₈", the rear yard open space of zero and to allow a rooftop stair enclosure to be set back 2'-1" instead of the required 20' from the building line.

320-10-S **ZONING DISTRICT:**B3-1 **WARD: 14**
APPLICANT: Collector's Gallery, LLC
OWNER: Vincent Pasha
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.

325-10-S **ZONING DISTRICT:**C2-1 **WARD: 46**
APPLICANT: Vietnamese Association of Illinois
OWNER: Same
PREMISES AFFECTED: 5110 N. Broadway
SUBJECT: Application to permit the establishment of a proposed community center.