

CITY OF CHICAGO - ZONING BOARD OF APPEALS
FRIDAY - September 16, 2011
121 N. LaSalle Street - Room 200

9:00AM

301-11-Z ZONING DISTRICT: RT-4 WARD: 35

APPLICANT: Yosef Dov Asseo and Margaret Froh Asseo

OWNER: Same

PREMISES AFFECTED: 2621 N. Emmett Street

SUBJECT: Application for a variation to reduce the total side yard setback to 3.62' (3.45' north setback and .2" south setback) and to increase the floor area by 301 sq. ft to 622 sq. ft., which is less than the allowed 15% in existing floor area, to allow construction of a rear 4-story open and enclosed porch.

302-11-A ZONING DISTRICT: RT-4 WARD: 35

APPLICANT: Yosef Dov Asseo and Margaret Froh Asso

OWNER: Same

PREMISES AFFECTED: 2621 N. Emmett Street

SUBJECT: Application for an appeal to permit the establishment of 4 dwelling units with insufficient lot area and 2 parking spaces instead of required 4 parking spaces.

303-11-S ZONING DISTRICT: C2-2 WARD: 35

APPLICANT: Chad Munger and Tracy Lynn Hickman

OWNER: Same

PREMISES AFFECTED: 2528-2532 N. Willetts Court

SUBJECT: Application for a special use to permit the establishment of a proposed detached house single-family residence on the ground floor to convert an existing 1-story warehouse garage building.

304-11-S ZONING DISTRICT: B1-3 WARD: 48

APPLICANT: Elegance Salon, Inc.

OWNER: BCHHGRANVILLE, LLC

PREMISES AFFECTED: 1049 W. Granville Avenue

SUBJECT: Application for a special use to permit the establishment of a proposed beauty salon.

305-11-Z ZONING DISTRICT: RS-3 WARD: 6

APPLICANT: MM&N Development LLC

OWNER: Same

PREMISES AFFECTED: 6943 S. Prairie Avenue

SUBJECT: Application for a variation to reduce the front setback from 20' to 13'-7" and to reduce the north side setback from 2' to 0.44" and reduce the total side setback combination from 5' to 3.38' to allow construction of a 2-story addition and a front open porch to a single-family residential building.

306-11-Z ZONING DISTRICT: C1-1 WARD: 14

APPLICANT: LACOCO PIZZA AND PASTA, INC.

OWNER: Debra and Michael Lacoco

PREMISES AFFECTED: 3344-3352 W. 47th Street

SUBJECT: Application for a variation to permit the establishment of a proposed public place of amusement license on the 1st and 2nd floor of an existing tavern which is located within 125' of a residential zoning district.

307-11-Z **ZONING DISTRICT: RM-5** **WARD: 27**
APPLICANT: Fairview Lofts Condo Assoc.
OWNER: Same
PREMISES AFFECTED: 1012-14 N. Milwaukee Avenue
SUBJECT: Application for a variation to reduce the front setback from 15' to 7'-0" and reduce the northwest and west side setbacks from 9.76' to zero to establish a proposed accessory off-street parking lot for a 12-unit residential building (and the division of an improved zoning lot to two zoning lots) and also to reduce the 20'-0" front setback for the required parking spaces from the front property line on a substandard lot depth.

308-11-Z **ZONING DISTRICT: B3-2** **WARD: 8**
APPLICANT: The New Dating Game, Inc.
OWNER: Mozell Barnes
PREMISES AFFECTED: 8924-26 S. Stony Island Avenue
SUBJECT: Application for a variation to permit the establishment of a public place of amusement license in an existing tavern which is located within 125' of a residential zoning district.

309-11-S **ZONING DISTRICT: C1-3** **WARD: 49**
APPLICANT: 6962 N. Glenwood Corporation d/d/a The Glenwood Tap
OWNER: George Tavolaris/1408 W. Morse Building Corp.
PREMISES AFFECTED: 6958-6962 N. Glenwood Avenue
SUBJECT: Application for a special use to permit the establishment of the proposed expansion of an existing tavern.

310-11-S **ZONING DISTRICT: B3-2** **WARD: 6**
APPLICANT: Willie Wesley
OWNER: Teninga-Bergstrom Realty Co.
PREMISES AFFECTED: 233 E. 79th Street
SUBJECT: Application for a special use to permit the establishment of a proposed beauty salon.

311-11-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: Mr. & Mrs. Thomas C. Harmening
OWNER: Same
PREMISES AFFECTED: 1834 N. Cleveland Avenue
SUBJECT: Application for a variation to reduce the north side setback from 2' to .6" and the south side setback from 2' to 1' and to reduce the total side setback combination from 4' 8" to 1'-6" to allow a proposed 3-story single-family residential building and rear garage with an open roof deck.

312-11-S **ZONING DISTRICT: B3-2** **WARD: 1**
APPLICANT: Just Believe, Inc.
OWNER: 1905 Division, LLC
PREMISES AFFECTED: 1905 W. Division Street
SUBJECT: Application for a special use to permit the establishment of a proposed beauty salon.

313-11-Z **ZONING DISTRICT: B2-5** **WARD: 33**
APPLICANT: G & A Senior Development, Inc.
OWNER: Same
PREMISES AFFECTED: 4054 N. Kedzie Avenue
SUBJECT: Application for a variation to reduce the west side yard setback from 8' to zero to allow a proposed 6-story 51-unit residential building.

314-11-S **ZONING DISTRICT: C2-2** **WARD: 50**

APPLICANT: JP Morgan Chase Bank, National Association
OWNER: Chicago Title Trust Co.,
PREMISES AFFECTED: 6133-6159 N. Western Avenue
SUBJECT: Application for a special use to permit a 4-lane drive-thru facility to allow a proposed 1-story bank building.

315-11-S **ZONING DISTRICT: B1-2** **WARD: 1**
APPLICANT: Sarah McGinnis
OWNER: BP Building Corporation
PREMISES AFFECTED: 1656 W. Chicago Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed hair salon.

317-11-Z **ZONING DISTRICT: RS-3** **WARD: 45**
APPLICANT: Stephen Nanos
OWNER: Stephen Nanos and V & T Investment Corporation
PREMISES AFFECTED: 5630-32 N. Mango Avenue
SUBJECT: Application for a variation to reduce the north side yard setback from 2' to .91" and the south side yard setback from 2' to 1.28' and reduce the combined side yard setback from 5' to 2.19' to allow the subdivision of one zoning lot into two zoning lots.

318-11-S **ZONING DISTRICT: M1-1** **WARD: 9**
APPLICANT: Chicago Family Health Center, Inc.
OWNER: Sherwin Williams Company c/o Richard Weaver
PREMISES AFFECTED: 11453 S. Champlain Avenue
SUBJECT: Application for a special use to permit the establishment of an accessory off-site parking lot to serve a proposed 2-story health center located at 556-580 E. 115th Street.

319-11-S **ZONING DISTRICT: B3-3** **WARD: 3**
APPLICANT: Montaser Ijbara
OWNER: Ghulan Qadir
PREMISES AFFECTED: 113 E. 51st Street
SUBJECT: Application for a special use to permit the establishment of a valuable objects dealers license.

320-11-S **ZONING DISTRICT: C1-2** **WARD: 20**
APPLICANT: Montaser Ijbara
OWNER: Boguslaw Szaflarski
PREMISES AFFECTED: 6548 S. Cottage Grove Avenue
SUBJECT: Application for a special use to permit the establishment of a valuable objects dealers license.

2:00PM
321-11-Z **ZONING DISTRICT: C2-2** **WARD: 21**
APPLICANT: ada. a. grant, inc. d/b/a New Beginning II
OWNER: Blu-Jay Limited Partnership
PREMISES AFFECTED: 9011 S. Ashland Avenue
SUBJECT: Application for a variation to permit the establishment of a proposed public place of amusement license within 125' of a residential zoning district.

322-11-S **ZONING DISTRICT: B1-1.5** **WARD: 32**

APPLICANT: Bucktown Nails & Spa Inc.
OWNER: 2113 W. Armitage LLC
PREMISES AFFECTED: 2113 W. Armitage, 1st floor
SUBJECT: Application for a special use to permit the establishment of a nail salon.

323-11-Z ZONING DISTRICT: RM-5 WARD: 49

APPLICANT: Loyola University of Chicago
OWNER: Loyola University of Chicago
PREMISES AFFECTED: 1017-25 W. Sheridan Rd./6365 N. Kenmore Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from 50' to 22'-6", reduce the west side yard setback facing N. Kenmore Ave. on a reverse corner lot from 6'-1 3/8" to 5'-7 1/4" and reduce the east side yard setback from 14'-11" to 1'-11" to allow a proposed addition with penthouse to a mixed-use university facility.

324-11-S ZONING DISTRICT: PD#34 WARD: 49

APPLICANT: Loyola University of Chicago
OWNER: Loyola University of Chicago
PREMISES AFFECTED: 1102-10 W. Sheridan Road
SUBJECT: Application for a special use to permit the establishment of an accessory off-site parking garage to serve a proposed mixed-use university facility located 1017-25 W. Sheridan Rd./6315-6365 N. Kenmore Ave.

325-11-S ZONING DISTRICT: C1-3 WARD: 27

APPLICANT: Montessori Academy of Chicago
OWNER: Randolph Adventures, Inc.
PREMISES AFFECTED: 111-117 N. Ada Street/1310 W. Washington Boulevard
SUBJECT: Application for a special use to permit the establishment of an accessory gym to serve an existing daycare/elementary school located at 1335 W. Randolph St.

326-11-S ZONING DISTRICT: C1-2/M2-3 WARD: 25

APPLICANT: Graceland Development, Ltd.
OWNER: Insoo Chin
PREMISES AFFECTED: 1801-11 S. Canalport Avenue/ 1802-16 S. Normal Avenue
SUBJECT: Application for a special use to permit the establishment of a non-required non-accessory parking lot to serve an existing building located at 530 W. 18th St.

327-11-S ZONING DISTRICT: PMD #8 WARD: 11

APPLICANT: Cabot II - IL1W05, LLC
OWNER: Same
PREMISES AFFECTED: 4016 S. Racine Avenue
SUBJECT: Application for a special use to permit the establishment of a non-required accessory parking lot to serve an existing building located at 4031 S. Racine Ave.

328-11-Z ZONING DISTRICT: RM-5 WARD: 32

APPLICANT: Michael Brown
OWNER: Same
PREMISES AFFECTED: 1975 N. Maud Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from 18.28' to zero, reduce the front yard setback from 7.83' to 3.6' and reduce the rear yard open space from 112.14 sq. ft. to zero to allow a proposed front 1-story entry enclosure and 2-story addition to an existing 3-story residential building.

329-11-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Gregory Basil & Lois Kaltenbach-Basil
OWNER: same
PREMISES AFFECTED: 4822 N. Leavitt Street
SUBJECT: Application for a variation to reduce the south side yard setback from 2.4' to zero and reduce the combined side yard setback from 6' to 2.83' to allow a rear open stair landing attached to a two-story open porch of an existing residential building.

330-11-S **ZONING DISTRICT: B3-1** **WARD: 35**
APPLICANT: EZPAWN
OWNER: 3711 W. Fullerton (Chicago) LLC
PREMISES AFFECTED: 3711-3719 W. Fullerton Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed pawn shop.

CONTINUANCES

282-11-S **ZONING DISTRICT: C2-1** **WARD: 1**
APPLICANT: EZPAWN Illinois, LLC
OWNER: Amalgamated Bank of Chicago, Trust # 5328
PREMISES AFFECTED: 2138-2140 N. Milwaukee Avenue
SUBJECT: Application for a special use to permit the establishment of a pawn shop

283-11-S **ZONING DISTRICT: B3-1** **WARD: 14**
APPLICANT: EZPAWN, Illinois, Inc.
OWNER: 43rd & Pulaski, LLC
PREMISES AFFECTED: 4300-60 S. Pulaski Road
SUBJECT: Application for a special use to permit the establishment of a pawn shop

226-11-A **ZONING DISTRICT: RS-1** **WARD: 36**
APPLICANT: Steve Manfreda
OWNER: Same
PREMISES AFFECTED: 1714 N. Nordica Avenue
SUBJECT: Application for an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a second floor accessory living space above the existing 1-story 3-car garage and to increase the height of an accessory building from 15' to 19'.

225-11-Z **ZONING DISTRICT: RS-1** **WARD: 36**
APPLICANT: Steve Manfreda
OWNER: Same
PREMISES AFFECTED: 1714 N. Nordica Avenue
SUBJECT: Application for a variation to reduce the required total side yard combination from the required 12' to 4.22' and the rear setback from 50' to zero to allow for a proposed 2-story addition to an existing single-family residence with a detached garage with second floor living space.

204-11-Z **ZONING DISTRICT: RM-4.5** **WARD: 43**
APPLICANT: GVP Abbot LLC
OWNER: Same
PREMISES AFFECTED: 1952 N. Orchard Street
SUBJECT: Application for a variation to reduce the required total side yard combination from the required 5' to 4.1" and reduce the rear setback from 34.55' to 23.6' for a proposed single-family

residential building.

230-11-S **ZONING DISTRICT: B2-1** **WARD: 41**
APPLICANT: Prince Hookah Lounge, Inc.
OWNER: Mark Rzepjowski
PREMISES AFFECTED: 5001 N. Harlem Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed hookah lounge.

231-11-S **ZONING DISTRICT: B1-1** **WARD: 45**
APPLICANT: Devon Realty, Inc.
OWNER: Devon Realty, Inc.
PREMISES AFFECTED: 5364 W. Devon Avenue
SUBJECT: Application for a special use to permit the establishment of an accessory drive-through facility to serve a proposed restaurant.

254-11-S **ZONING DISTRICT: B3-2** **WARD: 30**
APPLICANT: M Jay Studio, Inc.
OWNER: Jihad Almutaseb
PREMISES AFFECTED: 3135 N. Central Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed hair salon.

255-11-Z **ZONING DISTRICT: B3-1** **WARD: 3**
APPLICANT: Allen & King LLC
OWNER: Allen & King LLC
PREMISES AFFECTED: 401-13 E. Pershing Road /3901 S. Martin Luther King Drive
SUBJECT: Application for a variation to reduce the south side yard setback to 0'-8" instead of the required 5' to allow one-story commercial building with 23 outdoor parking spaces.

256-11-S **ZONING DISTRICT: B3-1** **WARD: 3**
APPLICANT: Allen & King LLC
OWNER: Allen & King LLC
PREMISES AFFECTED: 401-13 E. Pershing Road/3901 S. Martin Luther King Drive
SUBJECT: Application for a special use to permit the establishment of a proposed tavern.

257-11-S **ZONING DISTRICT: B3-2** **WARD: 36**
APPLICANT: Gonzalo J. Cervantes/Dream City Tattoos LLC
OWNER: Luigi Mollo
PREMISES AFFECTED: 2376-78 N. Neva Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed tattoo shop.

265-11-S **ZONING DISTRICT: B3-1** **WARD: 21**
APPLICANT: Ramachandra V. Reddy
OWNER: Ramachandra V. Reddy
PREMISES AFFECTED: 8650 S. Morgan Street
SUBJECT: Application for a special use to permit the establishment of a gas station with an accessory 1-story retail building and 4 gas pumps.