

**CITY OF CHICAGO - ZONING BOARD OF APPEALS**

**March 16, 2012**

**121 N. LaSalle Street - Room 200**

**9:00 AM**

- 77-12-S                      ZONING DISTRICT: B1-1                      WARD: 6**  
**APPLICANT:** Nadia O. Wilkins  
**OWNER:** Melvin D' Souza  
**PREMISES AFFECTED:** 215 E. 75th Street  
**SUBJECT:** Application for a special use to permit the establishment of a nail/hair salon.
- 78-12-S                      ZONING DISTRICT: B3-1                      WARD: 6**  
**APPLICANT:** Fatima Mbaye  
**OWNER:** James Robinson  
**PREMISES AFFECTED:** 7052 S. Martin Luther King Drive  
**SUBJECT:** Application for a special use to permit the establishment of a hair braiding salon.
- 79-12-S                      ZONING DISTRICT: B1-2                      WARD: 10**  
**APPLICANT:** Linh Van Nguyen  
**OWNER:** Antonio Macias  
**PREMISES AFFECTED:** 8919 S. Commercial Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a proposed nail salon.
- 80-12-S                      ZONING DISTRICT: B3-2                      WARD: 44**  
**APPLICANT:** Vanite, Inc. by Kinley Preston, President  
**OWNER:** Hudson Development, Inc.  
**PREMISES AFFECTED:** 3161 N. Halsted, Unit C-101  
**SUBJECT:** Application for a special use to permit the establishment of a proposed beauty salon.
- 81-12-S                      ZONING DISTRICT: B3-1                      WARD: 16**  
**APPLICANT:** Jose Alejandro Garcia  
**OWNER:** Same  
**PREMISES AFFECTED:** 2614 W. 59th Street  
**SUBJECT:** Application for a special use to permit the establishment of residential use below the second floor within an existing two-story building.
- 82-12-Z                      ZONING DISTRICT: B3-1                      WARD: 16**  
**APPLICANT:** Jose Alejandro Garcia  
**OWNER:** same  
**PREMISES AFFECTED:** 2614 W. 59th Street  
**SUBJECT:** Application for a variation to convert a storefront and one-dwelling unit into two-dwelling units within an existing two-story building that has been in lawful existence for 50 or more years.
- 83-12-S                      ZONING DISTRICT: PMD #6                      WARD: 10**  
**APPLICANT:** South Shore Recycling, LLC  
**OWNER:** South Chicago Property Management Company, LLC  
**PREMISES AFFECTED:** 11600 S. Burley Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a Class IVB recycling facility.

**84-12-S**                      **ZONING DISTRICT: RS-3**                      **WARD: 14**  
**APPLICANT:** 55th & K, LLC  
**OWNER:** Josephine Schuch  
**PREMISES AFFECTED:** 3140-3142 W. 55th Street  
**SUBJECT:** Application for a special use to permit the establishment of a non-required accessory 18- space parking lot to serve an existing retail business located at 5435 S. Kedzie Avenue.

**85-12-Z**                      **ZONING DISTRICT: RS-3**                      **WARD: 14**  
**APPLICANT:** 55TH & K, LLC  
**OWNER:** Josephine Schuch  
**PREMISES AFFECTED:** 3140-3142 W. 55th Street  
**SUBJECT:** Application for a variation to reduce the required front setback from 20' to 7', to reduce both the east and west side setbacks from 5.04' to zero and reduce the total side setback combination from 12'6" to zero for a non-required accessory 18-space parking lot to serve an existing retail business located at 5435 S. Kedzie Avenue.

**86-12-S**                      **ZONING DISTRICT: B3-1**                      **WARD: 1**  
**APPLICANT:** One Stop Loans, LLC  
**OWNER:** Same  
**PREMISES AFFECTED:** 2129-2133 N. Milwaukee Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a retail food market with packaged liquor within an existing three-story mixed-use building.

**87-12-Z**                      **ZONING DISTRICT: C1-2**                      **WARD: 1**  
**APPLICANT:** Mid-City Land Trust No. 2990, c/o Kim Rode  
**OWNER:** Same  
**PREMISES AFFECTED:** 2000 W. Erie Street  
**SUBJECT:** Application for a variation to reduce the off-street parking requirement by not more than one space for an existing 3-dwelling unit building with ground floor office space being deconverted to a 2-dwelling unit building with ground floor office space.

**88-12-S**                      **ZONING DISTRICT: B3-2**                      **WARD: 11**  
**APPLICANT:** Asanteman Association of Chicago & Midwest, Inc. and Amaniampong Social Club  
**OWNER:** Teamsters Local 710  
**PREMISES AFFECTED:** 4217 S. Halsted Street  
**SUBJECT:** Application for a special use to permit the establishment of a private social club with three lodging rooms within an existing two-story building.

**89-12-Z**                      **ZONING DISTRICT: RS-3**                      **WARD: 17**  
**APPLICANT:** Jatin Patel  
**OWNER:** Same  
**PREMISES AFFECTED:** 6701 S. Sangamon Street  
**SUBJECT:** Application for a variation to reduce the required the total side yard combination from the required 5.85', with neither side less than 2.34', to zero on the south side for a proposed open three-story porch on south side of the existing building.

**90-12-Z**                      **ZONING DISTRICT: B3-5**                      **WARD: 10**



**OWNER:** Same

**PREMISES AFFECTED:** 2741-43 W. Congress Parkway

**SUBJECT:** Application for a variation to reduce the required 5' east side setback to zero, and reduce the rear yard open space from 410.86 sq.ft. to zero for a proposed on-site parking reconfiguration that serves an existing 10 dwelling-unit building.

**97-12-S**

**ZONING DISTRICT: B3-2**

**WARD: 1**

**APPLICANT:** Elliot Micah Greenlay

**OWNER:** Syed M. Firozabadi

**PREMISES AFFECTED:** 1514 N. Ashland Ave.

**SUBJECT:** Application for a special use to permit the establishment of a body piercing facility.

**98-12-S**

**ZONING DISTRICT: B3-1**

**WARD: 1**

**APPLICANT:** Clemente Colon DBA Los Artista

**OWNER:** Zoran Pehar DBA ZAP Management, Inc.

**PREMISES AFFECTED:** 2001-03 N. California Ave.

**SUBJECT:** Application for a special use to permit the expansion of an existing liquor store located at 2001 N. California Ave. to 2003 N. California Ave.

**99-12-S**

**ZONING DISTRICT: RS-3**

**WARD: 50**

**APPLICANT:** Integrated DNA Technologies, Inc.

**OWNER:** Congregation Adas Yeshurun Anshe Knessess Israel

**PREMISES AFFECTED:** 3050 W. Touhy Avenue

**SUBJECT:** Application for a special use to permit the establishment of a community center within an existing religious assembly building.

**2:00 PM**

**100-12-S**

**ZONING DISTRICT: B3-2**

**WARD: 50**

**APPLICANT:** Chicago Title Land Trust, Trust #52262T - Rochelle Israel

**OWNER:** Same

**PREMISES AFFECTED:** 6901 N. Western Ave.

**SUBJECT:** Application for a special use to permit the establishment of a valuable objects/second hand dealers license.

**101-12-S**

**ZONING DISTRICT: B3-2**

**WARD: 24**

**APPLICANT:** Nakeisha Williams DBA Blessed by da Best Inc.

**OWNER:** Manuel Alvarado

**PREMISES AFFECTED:** 131 S. Pulaski Road

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

**102-12-S**

**ZONING DISTRICT: B3-2**

**WARD: 8**

**APPLICANT:** Nakeisha Williams DBA Head then Toes Salon

**OWNER:** Mohamed Nasser

**PREMISES AFFECTED:** 8552 S. Stony Island Avenue

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

**103-12-S**

**ZONING DISTRICT: B3-2**

**WARD: 44**

**APPLICANT:** Sandy Lu

**OWNER:** Janice Elkins  
**PREMISES AFFECTED:** 3327 N. Broadway  
**SUBJECT:** Application for a special use to permit the establishment of a beauty/nail salon.

**104-12-Z**                      **ZONING DISTRICT: B3-3**                      **WARD: 35**  
**APPLICANT:** Aspira Inc. of Illinois  
**OWNER:** Same  
**PREMISES AFFECTED:** 2985-95 N. Milwaukee Avenue/3018-32 N. Central Park Avenue/3009-15 N. Monticello Avenue  
**SUBJECT:** Application for a variation to reduce the required 51 parking spaces to 49 parking spaces for a proposed high school located at 2985-95 N. Milwaukee Avenue.

**105-12-Z**                      **ZONING DISTRICT: B2-2**                      **WARD: 27**  
**APPLICANT:** 519 May, LLC  
**OWNER:** Same  
**PREMISES AFFECTED:** 519 N. May Street  
**SUBJECT:** Application for a variation to reduce the required minimum lot area from the required 4000 sq.ft. to 3678.75 sq.ft. , reduce the required 4 parking spaces to 3 parking spaces and reduce the rear setback from the required 37.5' to zero to convert a 3-dwelling unit building into a 4-dwelling unit building.

**106-12-Z**                      **ZONING DISTRICT: RS-3**                      **WARD: 26**  
**APPLICANT:** Erie Elementary Charter School  
**OWNER:** Same  
**PREMISES AFFECTED:** 1401-1415 N. Washtenaw Ave.  
**SUBJECT:** Application for a variation to increase the existing legal non-conforming floor area ratio from 2.95 to 3.3, to reduce the front setback from the required 20' to zero, reduce the rear setback from 37.6' to zero and to reduce the side setback from 26.08' to zero for a proposed 4-story gymnasium addition, with rooftop playground access, to the existing 4-story elementary school building.

**107-12-Z**                      **ZONING DISTRICT: RT-4**                      **WARD: 1**  
**APPLICANT:** TwoPointO Development, LLC-1612 W. Ontario Street  
**OWNER:** Robert E. Birkmeyer  
**PREMISES AFFECTED:** 1612 W. Ontario Street  
**SUBJECT:** Application for a variation to reduce the required minimum lot area from 1,650 sq.ft. to 1,610 sq.ft., reduce the required front yard setback from 8.4' to .83', reduce the west side yard setback from 2' to zero (east side yard setback to be 4.5'), reduce the total side yard combination from 4.6' to 4.5' and reduce the rear yard open space from 104.65 sq.ft. to 84 sq.ft. for a proposed two-story single-family residence and rear one-story attached two-car garage.

**108-12-Z**                      **ZONING DISTRICT: RT-4**                      **WARD: 1**  
**APPLICANT:** TwoPointO Development, LLC-1614 W. Ontario Street  
**OWNER:** Robert E. Birkmeyer

**PREMISES AFFECTED:** 1614 W. Ontario Street

**SUBJECT:** Application for a variation to reduce the required minimum lot area from 1,650 sq.ft. to 1,610 sq.ft. , reduce the required front yard setback from 8.4' to .83', reduce the east side yard setback from 2' to zero (west side yard setback to be 4.5'), reduce the total side yard combination from 4.6' to 4.5' and reduce the rear yard open space from 104.65 sq.ft. to 84 sq.ft. for a proposed two-story single-family residence and rear one-story attached two-car garage.

### CONTINUANCES

**389-11-S**                      **ZONING DISTRICT: B1-3**                      **WARD: 48**

**APPLICANT:** Crossroads Broadway, LLC

**OWNER:** 6105-29 N. Broadway, LLC

**PREMISES AFFECTED:** 6111-6135 N. Broadway

**SUBJECT:** Application for a special use to permit the establishment of a drive-thru facility to serve a one-story retail drug store (pharmacy).

**13-12-Z**                      **ZONING DISTRICT: RT-4**                      **WARD: 43**

**APPLICANT:** Daniel and Pamela Fowler

**OWNER:** Same

**PREMISES AFFECTED:** 1124 W. Altgeld Street

**SUBJECT:** Application for a variation to reduce the required front yard setback from 15' to 9', to reduce the required combined side yard setbacks from 5.6', with neither less than 2.24', to 3.5' total with a 3' west side yard and a .5' east side yard and to reduce the required rear yard setback from 34.86' to 22.67' for a proposed 3-story single family residence with an attached two-car garage with a roof deck.

**30-12-S**                      **ZONING DISTRICT: DR-3**                      **WARD: 42**

**APPLICANT:** 28 East Bellevue, LLC

**OWNER:** Same

**PREMISES AFFECTED:** 28 E. Bellevue Place, Garden Unit

**SUBJECT:** Application for a special use to permit the establishment of vacation rental unit.

**31-12-S**                      **ZONING DISTRICT: DR-3**                      **WARD: 42**

**APPLICANT:** 28 East Bellevue, LLC

**OWNER:** Same

**PREMISES AFFECTED:** 28 E. Bellevue Place, Unit 1A

**SUBJECT:** Application for a special use to permit the establishment of vacation rental unit.

**32-12-S**                      **ZONING DISTRICT: DR- 3**                      **WARD: 42**

**APPLICANT:** 28 East Bellevue, LLC

**OWNER:** Same

**PREMISES AFFECTED:** 28 E. Bellevue Place, Unit 1B

**SUBJECT:** Application for a special use to permit the establishment of vacation rental unit.

**33-12-S**                      **ZONING DISTRICT: DR-3**                      **WARD: 42**

**APPLICANT:** 28 East Bellevue, LLC

**OWNER:** Same



**SUBJECT:** Application for a special use to permit the establishment of a proposed community center with religious prayer gatherings in an existing 2-story building.

**61-12-S**

**ZONING DISTRICT: M1-2**

**WARD: 8**

**APPLICANT:** Nigerian Islamic Association, Inc.

**OWNER:** Same

**PREMISES AFFECTED:** 8560 S. South Chicago Avenue

**SUBJECT:** Application for a special use to permit the establishment of a required accessory off-site parking lot with 96 parking spaces to serve a proposed community center/religious prayer gathering in an existing 2-story building located at 8561 S. South Chicago Ave.

**73-12-S**

**ZONING DISTRICT: B3-1**

**WARD: 35**

**APPLICANT:** La Caridad Jewelry Inc.

**OWNER:** Nodarse Family, LLC

**PREMISES AFFECTED:** 2826 N. Milwaukee Avenue

**SUBJECT:** Application for a special use to permit the establishment of a proposed pawn shop.