## CITY OF CHICAGO ZONING BOARD OF APPEALS **FRIDAY- March 18, 2010**

121 N. LaSalle Street- Room 200

9:00 A.M.

70-11-S **ZONING DISTRICT: RM-5 WARD:43** 

**APPLICANT:** Joe Helfrich

**OWNER:** Same

PREMISES AFFECTED: 403 W. Eugenie Street # 1

**SUBJECT:** Application for a special use to permit the establishment of a proposed vacation

rental.

71-11-S **ZONING DISTRICT: RM-5 WARD:43** 

**APPLICANT:** Joe Helfrich

**OWNER:** Same

PREMISES AFFECTED: 403 W. Eugenie Street 1R

**SUBJECT:** Application for a special use to permit the establishment of a proposed vacation

rental.

72-11-S **ZONING DISTRICT:** RM-5 **WARD:43** 

**APPLICANT:** Joe Helfrich

**OWNER:** Same

PREMISES AFFECTED: 403 W. Eugenie # 2

**SUBJECT:** Application for a special use to permit the establishment of a proposed vacation

rental.

**ZONING DISTRICT:** RM-5 73-11-S **WARD:43** 

**APPLICANT:** Joe Helfrich

**OWNER:** Same

PREMISES AFFECTED: 403 W. Eugenie Street # 3

**SUBJECT:** Application for a special use to permit the establishment of a proposed vacation

rental.

**ZONING DISTRICT: RM-5** 74-11-S **WARD:43** 

**APPLICANT:** Bridget Dougherty

**OWNER:** same

PREMISES AFFECTED: 1928 N. Halsted Street # 1

**SUBJECT:** Application for a special use to permit the establishment of a proposed vacation

rental.

75-11-S **ZONING DISTRICT:** RM-5 **WARD:43** 

**APPLICANT:** Bridget Dougherty

**OWNER:** Same

PREMISES AFFECTED: 1928 N. Halsted Street # 2

**SUBJECT:** Application for a special use to permit the establishment of a proposed vacation

rental.

76-11-S ZONING DISTRICT:B3-3 WARD:46

**APPLICANT:** Almissa LLC **OWNER:** 1217 Wilson LLC

PREMISES AFFECTED: 1217 W. Wilson Avenue1st floor

**SUBJECT:** Application for a special use to permit the establishment of a proposed beauty / nail

salon.

77-11-S ZONING DISTRICT:B1-3 WARD:43

**APPLICANT:** Essential Nail Spa LLC

**OWNER:** Old Pro LLC

PREMISES AFFECTED: 2214 N. Clark Street

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

78-11-S ZONING DISTRICT:B3-2 WARD:50

**APPLICANT:** First Financial Credit Union

**OWNER:** HCB Development, LLC

PREMISES AFFECTED: 2936 W. Peterson Avenue

**SUBJECT:** Application for a special use to permit the establishment of a proposed two lane

drive through to serve a proposed one story financial institution.

79-11-S ZONING DISTRICT:DS-3 WARD:2

**APPLICANT:** Soul City Church **OWNER:** RAA Development LLC

PREMISES AFFECTED: 1130 W. Adams Street

**SUBJECT:** Application for a special use to permit the establishment of a proposed religious

assembly to be located on the first and second floor of an existing two story building.

80-11-S ZONING DISTRICT: C1-2 WARD:49

**APPLICANT:** Gold Star and Jewelry Coin Co.

**OWNER:** Chicago Title Land Trust Trust # 8002350515

PREMISES AFFECTED: 7048 N. Clark Street

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

81-11-Z ZONING DISTRICT:RS-3 WARD:22

**APPLICANT:** Belia & Feliciano Murillo

**OWNER:** Same

PREMISES AFFECTED: 2816 S. Sawyer Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the required 20.0 ' to 1.0'

for a proposed second floor stairs and landing to an existing three story building.

82-11-Z ZONING DISTRICT:RM-5 WARD:42

APPLICANT: 1331 North Dearborn Condominium Association

**OWNER:** Same

**PREMISES AFFECTED:** 1331 N. Dearborn Street

SUBJECT: Application for a variation to permit the subdivision of a lot whose total combined

side setback shall be reduced from the required 5.18' to zero.

83-11-Z **ZONING DISTRICT:**RM-5 WARD:42

**APPLICANT:** 1335 North Condominium Association

**OWNER:** Same

PREMISES AFFECTED: 1335 N. Dearborn Street

**SUBJECT:** Application for a variation to permit the subdivision of a lot whose total combined

side setback shall be reduced from the required 5.25' to zero.

**ZONING DISTRICT:**B1-2 84-11-Z WARD:40

**APPLICANT:** Zoraida Valdez **OWNER:** Francisco Astudillo

PREMISES AFFECTED: 3237 W. Bryn Mawr Avenue

**SUBJECT:** Application for a variation to eliminate the one required parking space for the

proposed expansion of an existing day care facility.

**ZONING DISTRICT:**RT-4 **WARD:25** 85-11-Z

**APPLICANT:** Ronald Kelly & Mary Donoghue

**OWNER:** Same

PREMISES AFFECTED: 1450 W. Polk Street

**SUBJECT:** Application for a variation to reduce the rear setback from the required 33.3' to 12' and the rear yard open space from the required 455 square feet to 71 square feet to allow a one car attached garage with an elevator lift to an existing five story, seven dwelling unit building.

86-11-S **ZONING DISTRICT: DX-5 WARD:27** 

APPLICANT: SP Sangamon / Washington, LLC

**OWNER:** Same

PREMISES AFFECTED: 101-09 N. Sangamon Street / 912-22 W. Washington Street **SUBJECT:** Application for a special use to permit the establishment of a proposed off-site accessory parking lot with 38 spaces, 21 spaces to serve an existing 45 dwelling unit building and 17 non-accessory parking spaces.

**ZONING DISTRICT:**B3-3 88-11-S WARD:2

**APPLICANT:** Russell Garcia

**OWNER:** Same

PREMISES AFFECTED: 1600 W. Van Buren Street / 326 S. Ashland Avenue

**SUBJECT:** Application for a special use to permit the establishment of a proposed convenience

store within an existing gasoline station.

88-11-S **ZONING DISTRICT:** RS-3 WARD:12

**APPLICANT:** Esteban Rojas

**OWNER:** Same

PREMISES AFFECTED: 4335 S. Mozart Street

**SUBJECT:** Application for a variation to reduce the north setback from the required 2' to zero, south setback to remain at 3'-8" and to reduce the total combined side setback from the required 5' to 4'-4", to allow a two-story addition and a rear one-story open deck and stairs to a two dwelling unit building.

89-11-S ZONING DISTRICT:B3-1 WARD:35

**APPLICANT:** La Caridad Clothing Inc.

**OWNER:** Nodarse Family, LLC

PREMISES AFFECTED: 2828 N. Milwaukee Avenue

SUBJECT: Application for a special use to permit the establishment of a proposed second hand

dealer's license.

90-11-Z ZONING DISTRICT:B3-2 WARD:43

APPLICANT: Theus Property Holdings, LLC

**OWNER:** Same

PREMISES AFFECTED: 2214-16 N. Lincoln Avenue

**SUBJECT:** Application for a variation to reduce the minimum lot area per unit from the required 1,000 square feet to 958.33 square feet to allow for the conversion of an existing office space on the second level to three dwelling units in an existing four-story mixed use building.

91-11-S ZONING DISTRICT:C1-3 WARD:49

**APPLICANT:** Andiamo Property Management

**OWNER:** Same

PREMISES AFFECTED: 1547 W. Jarvis Avenue

**SUBJECT:** Application for a special use to permit the establishment of a proposed off-site accessory parking lot with 6 parking spaces to serve a health and fitness club at 1534-38 W. Jarvis Avenue.

92-11-Z ZONING DISTRICT: RS-3 WARD:32

**APPLICANT:** Richard Ashbeck

**OWNER:** Same

PREMISES AFFECTED: 1219 W. Montana Street

**SUBJECT:** Application for a variation to reduce the total combined setback from the required 6.0' to 0.98' on the west with 1'- 5 3/4" on the east, to increase the floor area ratio by not more than 15% of the existing 5,253.13 by 787.96 square feet and to increase the height from the permitted 30' to 32.4' for a third floor dormer addition.

93-11-Z ZONING DISTRICT: RM-6 WARD:43

**APPLICANT:** Jill Krawczyszyn

**OWNER:** Same

PREMISES AFFECTED: 516-18 W. Arlington Place

**SUBJECT:** Application for a variation to reduce the required rear setback from 30' to zero, the required east setback from 7' to 3'-6"; and the required rear yard open space from 180 square feet to zero in order to construct a six- story, five unit residential building with eight enclosed parking spaces on the first floor.

## 2:00 P.M.

94-11-S ZONING DISTRICT: DX-7 WARD:2

**APPLICANT:** JAD Parking

**OWNER:** Franklin Point Equities, LLC

PREMISES AFFECTED: 700-98 S. Wells Street

**SUBJECT:** Application for a special use to permit the establishment of a proposed non-accessory parking lot which is located outside the central area parking district with not more than 152 parking spaces.

95-11-S ZONING DISTRICT:M1-2 WARD:11

**APPLICANT:** Illinois Sports Facilities Authority

**OWNER:** Same

**PREMISES AFFECTED:** 360-80 W. Pershing Road / 3820 S. Princeton Avenue

**SUBJECT:** Application for a special use to permit the establishment of a proposed accessory off-site parking lot to serve an existing baseball stadium located at 333 W. 35th Street.

96-11-S ZONING DISTRICT:B1-2 WARD:32

**APPLICANT:** Salon 1800, Professional Corporation

**OWNER:** TAC LLC

PREMISES AFFECTED: 1133 W. Armitage Avenue

**SUBJECT:** Application for a special use to permit the establishment of the proposed expansion

of an existing beauty salon/ spa.

97-11-S ZONING DISTRICT:B3-3 WARD:26

**APPLICANT:** Cash America, Inc. of Illinois

**OWNER:** Gabor Zsolnay

PREMISES AFFECTED: 3201 W. North Avenue

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

98-11-S ZONING DISTRICT:B3-2 WARD:33

**APPLICANT:** Cash America, Inc. of Illinois

**OWNER:** David Kwanguul Lee

PREMISES AFFECTED: 3243 W. Lawrence Avenue

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

## **CONTINUANCES**

431-10-S ZONING DISTRICT:B3-1 WARD: 45

**APPLICANT:** Aaron Tiram

**OWNER:** Same

PREMISES AFFECTED: 5130 N. Cicero Avenue

**SUBJECT:** Application for a special use to permit the establishment of a proposed 4 story, 70

guest room hotel with ground floor accessory uses.

**O9-11-S** ZONING DISTRICT: C1-1 WARD: 6

**APPLICANT:** Illinois Association of Seventh Day Adventist

**OWNER:** Steven C. Pinsler

PREMISES AFFECTED: 8221-27 S. State Street

**SUBJECT:** Application for a special use to permit the establishment of a proposed religious

assembly (church).

**36-11-S ZONING DISTRICT** : B1-1 **WARD: 16** 

**APPLICANT:** Gerardo Lopez

**OWNER**: Laura Santos

PREMISES AFFECTED: 3449 W. 59th Street

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

**40-11-S ZONING DISTRICT**: B1-2 **WARD**: **17** 

**APPLICANT**: Takada Dixon Epps

**OWNER**: John Park

PREMISES AFFECTED: 7321 S. Halsted Street

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

**56-11-S ZONING DISTRICT**: B3-1 **WARD: 41** 

**APPLICANT:** Signature Bank **OWNER:** 6400 Commercial LLC

PREMISES AFFECTED: 6330-6420 N. Northwest Highway

**SUBJECT:** Application for a special use to permit the establishment of a proposed accessory

drive-through to serve an existing bank.

68-11-S ZONING DISTRICT: DX-1 WARD:2

**APPLICANT:** Ciro Rossi

**OWNER:** Same

PREMISES AFFECTED: 701 S. Clark Street

**SUBJECT:** Application for a special use to permit the establishment of a proposed non-

accessory parking lot located outside the central area parking district.