

CITY OF CHICAGO - ZONING BOARD OF APPEALS

April 20, 2012

121 N. LaSalle Street - Room 200

Present: Swain, McCabe-Miele, Toia, Santiago

Absent: Healey

9:00AM

109-12-S ZONING DISTRICT: B3-3 WARD: 3

APPLICANT: McDonald's Corporation

OWNER: Chicago Title Land Trust Company Trust Number 77153

PREMISES AFFECTED: 70 East Garfield Boulevard

SUBJECT: Application for a special use to permit the expansion of a proposed drive-through to serve an existing restaurant.

Yes 3-0 (Toia Recusal)

110-12-S ZONING DISTRICT: B3-3 WARD: 24

APPLICANT: Edward Franco

OWNER: Teresa Rosas

PREMISES AFFECTED: 2424 S. Western Avenue

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

Yes 4-0

111-12-S ZONING DISTRICT: B1-2 WARD: 1

APPLICANT: Prima Beauty Inc. DBA Posh 'aah Nail Spa (Makeda Moore, President)

OWNER: Leonides Polanco

PREMISES AFFECTED: 1704 W. Chicago Avenue

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

Yes 4-0

112-12-S ZONING DISTRICT: B2-2 WARD: 22

APPLICANT: Monika Porter

OWNER: John Graziadei

PREMISES AFFECTED: 1044 W. Taylor Street

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

Yes 4-0

113-12-S ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: Andersonville Nail Lounge, Inc./Sun Hee Yoo, President

OWNER: Antonio Estrada

PREMISES AFFECTED: 5700 N. Clark Street

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

Yes 4-0

114-12-S ZONING DISTRICT: B3-1 WARD: 41

APPLICANT: Reach For Health Corp.

OWNER: Higgins Management

PREMISES AFFECTED: 7120 W. Higgins Avenue
SUBJECT: Application for a special use to permit the establishment of a massage establishment.

Yes 4-0

115-12-S **ZONING DISTRICT: B3-2** **WARD: 36**
APPLICANT: Denise Brooks/Cut It Out Barber Shop
OWNER: West Grand Properties LLC
PREMISES AFFECTED: 7151 W. Grand Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed barber shop.

Yes 4-0

116-12-S **ZONING DISTRICT: B3-1** **WARD: 6**
APPLICANT: Anthony Nash
OWNER: Dominic Riccordino
PREMISES AFFECTED: 523 E. 71st Street
SUBJECT: Application for a special use to permit the establishment of a proposed hair salon.

Yes 4-0

117-12-S **ZONING DISTRICT: B1-3** **WARD: 45**
APPLICANT: Chicago Tabernacle of the Assemblies of God
OWNER: Portage Park Partnership
PREMISES AFFECTED: 4042-60 N. Milwaukee Avenue
SUBJECT: Application for a special use to permit the establishment of a 1,000-seat religious assembly within an existing theater. The proposed religious assembly will also have 2 and 3 story additions to an existing 3-story building with retail uses and 34 residential dwelling units to be de-converted to 15 residential dwelling units.

Continuance 6/15 – 9am

118-12-S **ZONING DISTRICT: M3-3** **WARD: 9**
APPLICANT: Jose Dominquez
OWNER: Same
PREMISES AFFECTED: 10828 S. Langley Avenue
SUBJECT: Application for a special use to permit the establishment of a Class IVB recycling facility.

Yes 4-0

119-12-S **ZONING DISTRICT: B3-2** **WARD: 50**
APPLICANT: Shaka Price
OWNER: Chicago Title Land Trust, Trust Number 1110949
PREMISES AFFECTED: 6053 N. California Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed beauty salon.

Yes 4-0

120-12-S **ZONING DISTRICT: B1-3** **WARD: 2**
APPLICANT: Andre Swanson

OWNER: Ho Soon Shin
PREMISES AFFECTED: 256 E. 35th Street
SUBJECT: Application for a special use to permit the establishment of a proposed barber shop.

Yes 4-0

121-12-S **ZONING DISTRICT: B3-2** **WARD: 1**
APPLICANT: McDonald's USA, LLC
OWNER: Franchise Realty Investment Trust - IL
PREMISES AFFECTED: 1951 N. Western Avenue
SUBJECT: Application for a special use to permit the establishment of a 2-lane drive-through to serve a proposed restaurant.

Yes 3-0 (Toia Recusal) – Condition: Drive-through lane must be curbed off to not allow release from drive-through lane

122-12-S **ZONING DISTRICT: B3-3** **WARD: 7**
APPLICANT: Wilnessa Mims
OWNER: George Polymenakos
PREMISES AFFECTED: 2672 E. 75th Street
SUBJECT: Application for a special use to permit the establishment of an accessory off-site parking lot to serve a proposed day care center located at 2671 E. 75th Street.

Yes 4-0

123-12-S **ZONING DISTRICT: M2-3** **WARD: 25**
APPLICANT: Windy City Rollers (Non-Profit), Inc.
OWNER: 1826 S. Clinton, LLC
PREMISES AFFECTED: 1816-1840 S. Clinton Avenue
SUBJECT: Application for a special use to permit the establishment of a sports and recreation participant facility (roller derby) within an existing 1-story building.

Yes 4-0

124-12-S **ZONING DISTRICT: B3-2** **WARD: 6**
APPLICANT: GPS 87 LLC
OWNER: 87th and Garrett LLC
PREMISES AFFECTED: 737 E. 87th Street
SUBJECT: Application for a special use to permit the establishment of a 1-lane drive-through to serve an existing retail building.

Yes 3-0 (Toia Recusal)

125-12-S **ZONING DISTRICT: B3-2** **WARD: 25**
APPLICANT: Ciro Lopez
OWNER: Mohammed K. Salih
PREMISES AFFECTED: 2205 W. Cermak Road
SUBJECT: Application for a special use to permit the establishment of a barber shop.

Yes 4-0

126-12-S **ZONING DISTRICT: RT-4** **WARD: 28**

APPLICANT: Breakthrough Urban Ministries, Inc.

OWNER: Same

PREMISES AFFECTED: 3322-3330 W. Carroll Avenue

SUBJECT: Application for a special use to permit the establishment of a community center with accessory uses in an existing 2-story building with 6 on-site parking spaces.

Continuance 6/15 – 2pm

127-12-S ZONING DISTRICT: RT-4 WARD: 28

APPLICANT: Breakthrough Urban Ministries, Inc.

OWNER: Same

PREMISES AFFECTED: 3322-3330 W. Carroll Avenue

SUBJECT: Application for a special use to permit the establishment of a transitional shelter (temporary overnight shelter) with accessory uses in an existing 2-story building with 6 on-site parking spaces.

Continuance 6/15 – 2pm

128-12-S ZONING DISTRICT: C2-2 WARD: 50

APPLICANT: Stephen & Carol Napleton

OWNER: Same

PREMISES AFFECTED: 6100-24 N. Western Avenue/2400-10 W. Glenlake Avenue

SUBJECT: Application for a special use to permit the establishment of a 1-lane drive-through to serve a proposed retail building containing a restaurant (coffee shop).

Yes 3-0 (Toia Recusal)

129-12-S ZONING DISTRICT: RT-4 WARD: 24

APPLICANT: Chicago Board of Education

OWNER: Public Building Commission of Chicago

PREMISES AFFECTED: 1408 S. Ridgeway Avenue

SUBJECT: Application for a special use to permit the establishment of a required 29-space off-street parking lot to serve an existing school located at 3711 W. Douglas Blvd.

Yes 4-0

130-12-Z ZONING DISTRICT: RT-4 WARD: 24

APPLICANT: Chicago Board of Education

OWNER: Public Building Commission

PREMISES AFFECTED: 1408 S. Ridgeway Avenue

SUBJECT: Application for a variation to reduce the required front yard setback from 20' to 7' and reduce the required side yard setback from 9.3' to 7' to establish a required 29-space off-street parking lot to serve an existing school located at 3711 W. Douglas Blvd.

Yes 4-0

CONTINUNACE

48-12-S ZONING DISTRICT: B3-1 WARD: 12

APPLICANT: Clafel, Inc.

OWNER: GB Property Management Inc.
PREMISES AFFECTED: 3900-06 S. Western Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed tavern.

Yes 3-0 (Toia Recusal) Condition: No professional dancing for patrons permitted

2:00 PM

131-12-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Sam Rovit

OWNER: Same

PREMISES AFFECTED: 702 W. Schubert Avenue

SUBJECT: Application for a variation to reduce the west side yard setback to zero (east side yard setback at 2.875') and to reduce the required combined side yard setback from 5' to 2.875' and allow an increase of up to 10% in the height of the building to allow a front second floor open porch, a rear 4-story addition and a rear 4-story open porch to an existing 4-story single family residence with a proposed roof top stair enclosure.

Yes 4-0

132-12-Z ZONING DISTRICT: B3-1 WARD: 40

APPLICANT: Sunny H. Park, President of Sunny 2000 Corporation

OWNER: Same

PREMISES AFFECTED: 5524-28 N. Lincoln Avenue

SUBJECT: Application for a variation to expand a public place of amusement license from 5524-5526 N. Lincoln Ave., with an administrative adjustment for 4 parking spaces located at 5500-5520 N. Lincoln Ave., to 5524-5528 N. Lincoln Ave. for a karaoke service (banquet facility).

Yes 4-0

133-12-S ZONING DISTRICT: PMD 8 WARD: 11

APPLICANT: 1300 Exchange LLC

OWNER: 1300 Exchange LLC & City of Chicago

PREMISES AFFECTED: 4137 S. Packers Avenue

SUBJECT: Application for a special use to permit the expansion of an existing transfer station by adding 185,608 sq. ft. of land and an additional waste stream of municipal solid waste and composting and wood recycling uses.

Yes 3-0 (Swain Absent)

134-12-Z ZONING DISTRICT: RT-4 WARD: 44

APPLICANT: P.J. Clifton, Inc.

OWNER: Same

PREMISES AFFECTED: 3737 N. Clifton Avenue

SUBJECT: Application for a variation to reduce the required front yard setback from 20' to zero off of N. Seminary on a through lot for a proposed detached garage and to reduce the side yard setback from the required 5' to 1.5' on the north and 3' on the south for a proposed 3-story dwelling unit residence with a roof top enclosed stairwell and open roof deck.

Yes 4-0

135-12-S **ZONING DISTRICT: C3-5** **WARD: 32**
APPLICANT: 940 Weed LLC
OWNER: Same
PREMISES AFFECTED: 940 W. Weed Street
SUBJECT: Application for a special use to permit the establishment of a rooftop outdoor patio to an existing restaurant/tavern.

Yes 3-0 (Toia Recusal)

136-12-S **ZONING DISTRICT: B3-2** **WARD: 24**
APPLICANT: Cermak Donuts, Inc.
OWNER: Shamsuddin Panjwani
PREMISES AFFECTED: 3201 W. Cermak Road
SUBJECT: Application for a special use to permit the establishment of drive-through to serve a proposed restaurant in an existing 1-story building.

Yes 3-0 (Toia Recusal)

137-12-S **ZONING DISTRICT: M3-3** **WARD: 14**
APPLICANT: Pulaski 4100 Donuts, Inc.
OWNER: Shamsuddin Panjwani
PREMISES AFFECTED: 4113 S. Pulaski Road
SUBJECT: Application for a special use to permit the establishment of drive-through to serve a proposed restaurant.

Yes 3-0 (Toia Recusal)

138-12-Z **ZONING DISTRICT: RS-3** **WARD: 22**
APPLICANT: Liyu Liu & Ye Jin
OWNER: Same
PREMISES AFFECTED: 2622 S. Hamlin Avenue
SUBJECT: Application for a variation to reduce the required front yard setback from 20' to .96' for a proposed 2-story front open porch to an existing 2-story 2-dwelling unit building.

Yes 3-0 (Swain Absent)

139-12-S **ZONING DISTRICT: C1-2** **WARD: 1**
APPLICANT: Carroll Street Properties LLC
OWNER: Same
PREMISES AFFECTED: 1422 N. Western Avenue
SUBJECT: Application for a special use to permit the conversion of an existing 2-dwelling unit building to 3 dwelling units in a 2-story building, with the proposed dwelling unit located in the basement.

Yes 4-0

140-12-Z **ZONING DISTRICT: C1-2** **WARD: 1**
APPLICANT: Carroll Street Properties LLC
OWNER: Same
PREMISES AFFECTED: 1422 N. Western Avenue
SUBJECT: Application for a variation to reduce the required 1,000 sq.ft. lot area per dwelling unit or the required 3,000 sq.ft. total lot area by not more than 10% for the conversion of an

existing 2-dwelling unit building to 3 dwelling units.

Yes 4-0

141-12-S **ZONING DISTRICT: PMD 4A** **WARD: 27**
APPLICANT: Cooper Technica, Inc.
OWNER: Kinzie Associates, LLC
PREMISES AFFECTED: 401 N. May Street
SUBJECT: Application for a special use to permit the establishment of a Class III motor vehicle repair facility.

Yes 4-0

142-12-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: Carl Valentin
OWNER: Same
PREMISES AFFECTED: 2075 N. Leavitt Street
SUBJECT: Application for a variation to reduce the required rear yard setback from 28' to zero and reduce the rear yard open space from 312.39 sq.ft. to zero for a rear one-story addition to an existing 2-story 2-dwelling unit building to be de-converted to a single family residence with a front 2-story addition and a third floor addition over the existing 2-story building.

Yes 4-0

143-12-S **ZONING DISTRICT: C1-2** **WARD: 32**
APPLICANT: Jodi Development, LLC
OWNER: Same
PREMISES AFFECTED: 1623 N. Wolcott Avenue
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor for a proposed 3-story single-family residence with a rooftop stair enclosure and an attached 2- car garage with open roof deck.

Yes 4-0 Condition: Dept approval of exterior building materials

144-12-Z **ZONING DISTRICT: RT-3.5** **WARD: 48**
APPLICANT: Robert Kislin and Randall Starr
OWNER: Same
PREMISES AFFECTED: 5732 N. Magnolia Avenue
SUBJECT: Application for a variation to reduce the required south side yard setback from 4.26' to .83' for a proposed 1-story addition and a rear two-story open deck to an existing 2-1/2 story single family residence.

Yes 4-0

145-12-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: Nick and Dagmara Kokonas
OWNER: Same
PREMISES AFFECTED: 229-31 W. Eugenie Street
SUBJECT: Application for a variation to reduce the required the rear yard setback from 32.2' to 12.22' for a proposed rear one-story addition to the existing rear detached 1-story accessory building serving the existing single family residence.

Yes 3-0 (Santiago Absent)

146-12-S **ZONING DISTRICT: DX-3** **WARD: 2**
APPLICANT: Richard A. Simon
OWNER: Chicago Title Land Trust Company Trust Number 80002358555
PREMISES AFFECTED: 1933 S. Prairie Avenue
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor for a proposed 3-story 3-dwelling unit building with an attached garage.

Yes 3-0 (Swain Absent)

147-12-Z **ZONING DISTRICT: DX-3** **WARD: 2**
APPLICANT: Richard A. Simon
OWNER: Chicago Title Land Trust Company Trust Number 80002358555
PREMISES AFFECTED: 1933 S. Prairie Avenue
SUBJECT: Application for a variation to reduce the required rear yard setback from 30' to zero for a proposed 3-story 3-dwelling unit building with an attached garage.

Yes 3-0 (Swain Absent)

148-12-S **ZONING DISTRICT: M3-3** **WARD: 32**
APPLICANT: Tennis Corporation of America DBA Midtown Tennis Club
OWNER: Same
PREMISES AFFECTED: 2416-76 N. Elston Avenue/2000-50 W. Fullerton Avenue
SUBJECT: Application for a special use to permit the expansion of an existing sports and recreation participant facility (tennis club) with 1, 2 and 4-story additions to the existing 2-story building.

Continuance 6/15 – 2pm

149-12-Z **ZONING DISTRICT: RS-3** **WARD: 1**
APPLICANT: 1529 Pearson Inc.
OWNER: Same
PREMISES AFFECTED: 2706 W. Francis Place
SUBJECT: Application for a variation to reduce the required front yard setback from 20' to 2' on a through lot for a proposed detached garage.

Yes 4-0

150-12-S **ZONING DISTRICT: RT-4** **WARD: 6**
APPLICANT: Featherfist Development Corp., Melanie G. Anewishki
OWNER: Archdiocese of Chicago, Carol A. Morris - Real Estate Administrator
PREMISES AFFECTED: 9020 S. Langley Avenue
SUBJECT: Application for a special use to permit the establishment of a transitional living facility.

Yes 4-0

151-12-Z **ZONING DISTRICT: B2-3** **WARD: 27**
APPLICANT: Smart City LLC Investment
OWNER: Same
PREMISES AFFECTED: 500 W. Division Street

SUBJECT: Application for a variation to reduce the required front yard setback from 7.5' to zero, reduce the rear yard setback from 30' to 10.6' and reduce the west side yard setback from 3.6' to zero for a proposed 4-story 8-dwelling unit building with attached parking and a rooftop stair enclosure.

Yes 4-0

152-12-Z ZONING DISTRICT: RT-4 WARD: 11

APPLICANT: Frank McMahon

OWNER: Same

PREMISES AFFECTED: 3524 S. Lowe Avenue

SUBJECT: Application for a variation to reduce the off-street parking requirement by not more than 1 parking space for a detached garage to an existing 3-dwelling unit building.

Yes 4-0

CONTINUANCES

11-12-S ZONING DISTRICT: M1-2 WARD: 29

APPLICANT: Los Angeles Indoor Soccer Stadium Inc.

OWNER: HT Central Development LLC

PREMISES AFFECTED: 1840 N. Central Avenue

SUBJECT: Application for a special use to permit the establishment of a sports and recreation facility (indoor soccer).

Withdrawal

12-12-Z ZONING DISTRICT: M1-2 WARD: 29

APPLICANT: Los Angeles Indoor Soccer Stadium Inc.

OWNER: HT Central Development LLC

PREMISES AFFECTED: 1840 N. Central Avenue

SUBJECT: Application for a variation to permit the establishment of a proposed public place of amusement license for an indoor soccer facility within 125' of a residential zoning district.

Withdrawal

49-12-S ZONING DISTRICT: B3-5 WARD: 47

APPLICANT: A Sharper Image Salon, LLC

OWNER: Aerestate LLC/Alman Ruiz

PREMISES AFFECTED: 1805 W. Irving Park Road

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

Yes 4-0

67-12-Z ZONING DISTRICT: RS-1 WARD: 45

APPLICANT: James Brady and Marianne Brady

OWNER: Same

PREMISES AFFECTED: 6130 N. Legett Avenue

SUBJECT: Application for a variation to increase the maximum floor area ratio by not more than 10% from the required .5 to .6 and to reduce the side yard combination from the required 13.5' to 10.21', with neither less than 5', with the north side setback to be 3.02' and the south setback to be 7.19' for a proposed rear one-story addition, second floor front addition and a second floor rear addition to an existing single family residence.

Continuance 6/15 – 2pm

71-12-S **ZONING DISTRICT: PMD 11** **WARD: 25**
APPLICANT: Lakeshore Outdoor Advertising, Inc.
OWNER: LINVIC, LLC
PREMISES AFFECTED: 1838 S. Canal Street
SUBJECT: Application for a special use to permit the establishment of a 672 sq. ft. off-premise advertising sign on the north wall of the subject building.

Yes 4-0

75-12-S **ZONING DISTRICT: C1-2** **WARD: 1**
APPLICANT: Sergiy Lishchuk
OWNER: Same
PREMISES AFFECTED: 2542 W. Chicago Avenue, Ste. 1
SUBJECT: Application for a special use to permit the establishment of a day labor employment agency on the 1st floor of a 4-story three dwelling unit building.

Continuance 6/15 – 2pm

76-12-A **ZONING DISTRICT: DX-7** **WARD: 42**
APPLICANT: Dearborn Street Investors, LLC
OWNER: Same
PREMISES AFFECTED: 415 N. Dearborn Street
SUBJECT: Application for an appeal from the decision of the Zoning Administrator to not permit a 100 sq. ft. off-premise changing image sign which is prohibited within 100' of any residential building located in a D District.

Yes 4-0

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.

Continuance 7/20 – 2pm

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.

Continuance 7/20 – 2pm

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 within an existing two-story building.

Continuance 7/20 – 2pm

93-12-Z

ZONING DISTRICT: RM-6.5

WARD: 46

APPLICANT: Haim Gabi

OWNER: Same

PREMISES AFFECTED: 655 W. Irving Park Road, 56th Floor

SUBJECT: Application for a variation to allow a non-conforming substitution of use from a storage facility to a retail cafe-shop on the 56th floor of an existing residential building.

Continuance 6/15 – 2pm

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.

No 3-1 (Swain, Toia, Santiago – No, McCabe-Miele – Yes)

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.

Yes 4-0