

CITY OF CHICAGO - ZONING BOARD OF APPEALS

January 18, 2013

121 N. LaSalle Street - Room 200

Present: Swain, McCabe-Miele, Toia, Santiago

9:00AM

01-13-S ZONING DISTRICT: C2-3 WARD: 47

APPLICANT: 4858-70 North Clark, LLC

OWNER: Same

PREMISES AFFECTED: 4866 N. Clark Street

SUBJECT: Application for a special use to permit the establishment of a four-story ten-room hotel.

Yes 4-0 – Condition: Must be staffed 24/7 until adjacent hotel is open for business

02-13-Z ZONING DISTRICT: RM-5 WARD: 20

APPLICANT: St. Edmunds Redevelopment Corporation

OWNER: City of Chicago

PREMISES AFFECTED: 227-239 E. 61st Street/6100-24 S. Prairie Avenue

SUBJECT: Application for a variation to reduce the required rear yard setback from 50' to 5.96' for a three-story twenty-seven dwelling unit building.

Yes 4-0

03-13-Z ZONING DISTRICT: RM-5 WARD: 20

APPLICANT: St. Edmunds Redevelopment Corporation

OWNER: City of Chicago

PREMISES AFFECTED: 300-314 E. 61st Street/6049-59 S. Prairie Avenue

SUBJECT: Application for a variation to reduce the required rear yard setback from 39.02' to 21'-7 3/16" for a three-story twelve dwelling unit building.

Yes 4-0

04-13-S ZONING DISTRICT: C1-2 WARD: 25

APPLICANT: St. Pius V Parish

OWNER: Dominicans Province of St. Albert the Great

PREMISES AFFECTED: 2020 S. Blue Island Avenue

SUBJECT: Application for a special use to permit the expansion of an existing community center for a second floor addition to an existing two-story building.

Continuance – 2/15 @ 2pm

05-13-Z ZONING DISTRICT: C1-2 WARD: 25

APPLICANT: St. Pius V Parish

OWNER: Dominicans Province of St. Albert and Great

PREMISES AFFECTED: 2020 S. Blue Island Avenue

SUBJECT: Application for a variation to waive one required parking space for the expansion of an existing community center for a second floor addition to an existing two-story building.

Continuance – 2/15 @ 2pm

06-13-Z **ZONING DISTRICT: RM4.5** **WARD: 2**

APPLICANT: Eddie McBrearty

OWNER: Same

PREMISES AFFECTED: 1461 W. Augusta Boulevard

SUBJECT: Application for a variation to allow a new curb cut to off-street parking for when the public alley access for such parking is prevented by a utility wire which will not allow the required three on-site parking spaces to serve the existing three dwelling unit building.

Yes 4-0

07-13-S **ZONING DISTRICT: C1-1** **WARD: 33**

APPLICANT: Chicago Title Land Trust Company #1006000323

OWNER: Same

PREMISES AFFECTED: 4015 N. Sawyer Avenue

SUBJECT: Application for a special use to permit the establishment of a required accessory off-site parking lot for a proposed one-story car wash building to be located at 3218 W. Irving Park Rd.

Yes 4-0

08-13-Z **ZONING DISTRICT: RT-3.5** **WARD: 44**

APPLICANT: Joshua P. Hanna

OWNER: Same

PREMISES AFFECTED: 3623 N. Wayne Street

SUBJECT: Application for a variation to reduce the required south side yard setback from 2' to 1.67' (north side setback to remain at 2') and reduce the total side yard setback combination from 7.2' to 3.67' for a two-story bay window addition and a rear below grade connection to a garage for a two-story single-family residence.

Continuance – 2/15 @ 2pm

09-13-S **ZONING DISTRICT: DX-7** **WARD: 25**

APPLICANT: 1000 W. Van Buren Land, LLC

OWNER: MB883, LLC

PREMISES AFFECTED: 1000 W. Van Buren Street

SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor for a proposed four-story twenty-six dwelling unit building.

Yes 4-0

10-13-Z **ZONING DISTRICT: DX-7** **WARD: 25**

APPLICANT: 1000 W. Van Buren Land, LLC

OWNER: MB883, LLC

PREMISES AFFECTED: 1000 W. Van Buren Street

SUBJECT: Application for a variation to reduce the required rear yard setback from 30' to 15' for a proposed four-story twenty-six dwelling unit building.

Yes 4-0

11-13-S **ZONING DISTRICT: B1-1** **WARD: 21**
APPLICANT: All Nations Worship Assembly
OWNER: Same
PREMISES AFFECTED: 8310 S. Halsted Street
SUBJECT: Application for a special use to permit the establishment of a 110-seat religious assembly.

Continuance – 2/15 @ 9am

12-13-S **ZONING DISTRICT: PMD 4A** **WARD: 27**
APPLICANT: King Auto Repair & Body Shop Inc.
OWNER: Mohammad Anwar
PREMISES AFFECTED: 2120 W. Lake Street
SUBJECT: Application for a special use to permit the establishment of a Class III motor vehicle repair shop.

Yes 4-0

13-13-S **ZONING DISTRICT: C1-3** **WARD: 27**
APPLICANT: Chicago Grammar School, LLC
OWNER: 900 Partners, LLC
PREMISES AFFECTED: 900 N. Franklin Street
SUBJECT: Application for a special use to permit the expansion of an existing school to the second floor of an existing eight-story building.

Yes 4-0

14-13-S **ZONING DISTRICT: B3-1** **WARD: 37**
APPLICANT: Shanita Brown DBA Just Like That Inc.
OWNER: Fargo Corporation
PREMISES AFFECTED: 3951-53 W. Division Street
SUBJECT: Application for a special use to permit the establishment of a barber shop/beauty salon.

Yes 4-0

15-13-S **ZONING DISTRICT: B3-2** **WARD: 14**
APPLICANT: Rosalinda Quintana
OWNER: Arturo Chavez
PREMISES AFFECTED: 5223 S. Kedzie Avenue
SUBJECT: Application for a special use to permit the establishment of a beauty salon.

Yes 4-0

16-13-S **ZONING DISTRICT: B3-1** **WARD: 45**
APPLICANT: Cindy Chung
OWNER: Irving-Narragansett Partner
PREMISES AFFECTED: 5203 N. Nagle Avenue
SUBJECT: Application for a special use to permit the establishment of a nail salon.

Yes 4-0

17-13-S **ZONING DISTRICT: B3-2** **WARD: 37**
APPLICANT: Yolonda Taylor DBA Yolanda's Hair It Is
OWNER: Same
PREMISES AFFECTED: 1102 N. Pulaski Road
SUBJECT: Application for a special use to permit the establishment of a beauty salon.

Yes 4-0

18-13-S **ZONING DISTRICT: B3-1** **WARD: 41**
APPLICANT: Laramis Salon & Day Spa
OWNER: Same
PREMISES AFFECTED: 7436 N. Harlem Avenue
SUBJECT: Application for a special use to permit the establishment of massage services within an existing salon.

Yes 4-0

19-13-S **ZONING DISTRICT: C3-2** **WARD: 25**
APPLICANT: Life Changers International Church
OWNER: Same
PREMISES AFFECTED: 1337 W. 15th Street
SUBJECT: Application for a special use to permit the establishment of an 870-seat religious assembly including classrooms and offices.

Yes 4-0

20-13-S **ZONING DISTRICT: PD 896** **WARD: 25**
APPLICANT: Life Changers International Church
OWNER: Chicago Board of Education
PREMISES AFFECTED: 1326 W. 14th Place
SUBJECT: Application for a special use to permit the establishment of a required off-site parking lot to serve a religious assembly located at 1337 W. 15th Street.

Yes 4-0

21-13-Z **ZONING DISTRICT: PD 896** **WARD: 25**
APPLICANT: Life Changers International Church
OWNER: Chicago Board of Education
PREMISES AFFECTED: 1326 W. 14th Place
SUBJECT: Application for a variation to allow for shared parking for a proposed religious assembly located at 1337 W. 15th Street and an existing school located at 1326 W. 14th Street.

Yes 4-0

22-13-S **ZONING DISTRICT: B3-2** **WARD: 30**
APPLICANT: EZPAWN Illinois, Inc.
OWNER: Harriet Price
PREMISES AFFECTED: 3318 N. Milwaukee Avenue
SUBJECT: Application for a special use to permit the establishment of a pawn shop.

Continuance – 3/15 @ 2pm

23-13-S **ZONING DISTRICT: B1-1** **WARD: 3**
APPLICANT: Inner City Youth and Adult Foundation
OWNER: Same
PREMISES AFFECTED: 4500 S. Michigan Avenue
SUBJECT: Application for a special use to permit the establishment of an existing three-story building.

Continuance – 3/15 @ 2pm

24-13-S **ZONING DISTRICT: B1-1** **WARD: 3**
APPLICANT: Inner City Youth and Adult Foundation
OWNER: Same
PREMISES AFFECTED: 4500 S. Michigan Avenue
SUBJECT: Application for a special use to permit the establishment of an existing transitional residence within an existing three-story building.

Continuance – 3/15 @ 2pm

25-13-S **ZONING DISTRICT: B3-1** **WARD: 22**
APPLICANT: Vallor, Inc.
OWNER: Chackochan Kizhakkecut
PREMISES AFFECTED: 4247-57 W. 26th Street
SUBJECT: Application for a special use to permit the establishment of a gas station.

Continuance – 2/15 @ 2pm

26-13-Z **ZONING DISTRICT: B3-1** **WARD: 22**
APPLICANT: Vallor, Inc.
OWNER: Chackochan Kizhakkecut
PREMISES AFFECTED: 4247-57 W. 26th Street
SUBJECT: Application for a variation from the minimum 20,000 sq.ft. lot area for a proposed gas station provided it has at least 10,000 sq.ft. of lot area (proposed station has 18,000 sq.ft.)

Continuance - 2/15 @ 2pm

27-13-S **ZONING DISTRICT: RM-5** **WARD: 4**
APPLICANT: Katherine Kania
OWNER: Same
PREMISES AFFECTED: 3610 S. Lake Park Avenue
SUBJECT: Application for a special use to permit the establishment of an accessory non-required off-site parking lot to serve an existing three-story two dwelling unit building located at 3606 S. Lake Park Ave.

Continuance – 2/15 @ 2pm

28-13-Z **ZONING DISTRICT: B3-3** **WARD: 1**
APPLICANT: CR Realty Advisors, LLC- Receiver
OWNER: Same
PREMISES AFFECTED: 1314 N. Wicker Park Avenue
SUBJECT: Application for a variation to exceed the allowable 50' maximum height to 54'-10" for a fifth floor stair enclosure to an existing four-story four dwelling unit building.

Yes 4-0

29-13-S **ZONING DISTRICT: B3-2** **WARD: 32**
APPLICANT: Beer Run LLC
OWNER: JM3 Bosworth LLC
PREMISES AFFECTED: 1652 N. Bosworth Avenue
SUBJECT: Application for a special use to permit the establishment of a liquor store.

Continuance – 2/15 @ 2pm

30-13-S **ZONING DISTRICT: B3-2** **WARD: 32**
APPLICANT: Tribe SC
OWNER: MRR 1819 W. Belmont LLC
PREMISES AFFECTED: 1819 W. Belmont Avenue
SUBJECT: Application for a special use to permit the establishment of a massage establishment.

Yes 4-0 – Address changed to 1819-21 W. Belmont

2:00PM
31-13-S **ZONING DISTRICT: B3-1** **WARD: 33**
APPLICANT: National Pawnshop LLC
OWNER: Teresita Cabal Trust
PREMISES AFFECTED: 3148-3150 W. Irving Park Road
SUBJECT: Application for a special use to permit the expansion of an existing pawn shop and to modify a use condition previously imposed by the Zoning Board of Appeals.

Continuance – 2/15 @ 2pm

32-13-S **ZONING DISTRICT: B3-2** **WARD: 22**
APPLICANT: The PNC Financial Services Group, Inc.
OWNER: Broker's 26th Street, LLC
PREMISES AFFECTED: 3446-50 W. 26th Street
SUBJECT: Application for a special use to permit the establishment of a proposed bank located within 600 ft. of a similar use on a pedestrian street.

Withdrawal

33-13-Z **ZONING DISTRICT: RM-6.5** **WARD: 5**
APPLICANT: Irving Waxman
OWNER: Same
PREMISES AFFECTED: 1716 E. 54th Street, Unit O
SUBJECT: Application for a variation to reduce the required north end wall from 3' to zero and reduce the west rear wall from 4' to zero for a second and third floor addition to an existing 43 townhome dwelling unit building.

Continuance – 2/15 @ 9am

34-13-Z **ZONING DISTRICT: C1-1** **WARD: 30**
APPLICANT: 3394 N. Milwaukee Inc. DBA Livewire
OWNER: Teresa Giannini and Michael Fazio
PREMISES AFFECTED: 3394 N. Milwaukee Avenue
SUBJECT: Application for a variation to permit the establishment of a public place of amusement license located within 125' of an RS zoning district.

Continuance – 3/15 @ 2pm

35-13-S **ZONING DISTRICT: M1-2** **WARD: 41**

APPLICANT: Chicago Style Fitness, Inc. S-Corp

OWNER: Highland Avondale Prop.

PREMISES AFFECTED: 6323-6327 N. Avondale Avenue

SUBJECT: Application for a special use to permit the establishment of a sports and recreation facility within an existing two-story building.

Yes 4-0

36-13-S **ZONING DISTRICT: B3-2** **WARD: 45**

APPLICANT: Staff Force, Inc.

OWNER: Parkway Bank & Trust Co.

PREMISES AFFECTED: 4122-4128 N. Milwaukee Avenue

SUBJECT: Application for a special use to permit the establishment of a day labor facility within an existing one-story building.

Yes 4-0

CONTINUANCES

249-12-S **ZONING DISTRICT: DX-12** **WARD: 2**

APPLICANT: East Eighth Street Associates, LLC

OWNER: Same

PREMISES AFFECTED: 2 East 8th Street

SUBJECT: Application for a special use to permit the establishment of a 204-space non-accessory parking lot (existing parking garage in a mixed-use building).

Yes 4-0 – Condition: 20 parking spaces must be marked and reserved for residents

312-12-A **ZONING DISTRICT: B3-2** **WARD: 50**

APPLICANT: Outdoor Impact Inc.

OWNER: Hasan S. Syed

PREMISES AFFECTED: 2719-21 W. Devon Avenue

SUBJECT: Application for an appeal from the decision of the Zoning Administrator to not permit a 300 sq. ft./15' height off-premise/advertising sign on a pedestrian street, within a 100' of a residential district and exceeding the maximum total sign area in a B3 zoning district.

Continuance – 2/15 @ 9am

318-12-Z **ZONING DISTRICT: RT-4** **WARD: 1**

APPLICANT: 1324 N. Moorman, Inc.

OWNER: Same

PREMISES AFFECTED: 1320 N. Moorman Street

SUBJECT: Application for a variation to reduce the required 11.7' front yard setbacks on a through lot to 5' on N. Moorman St. and zero on N. Hermitage Ave. and to reduce the north and south setbacks from 5' to 3' for a proposed two-story single-family residence.

Yes 4-0

319-12-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: 1324 N. Moorman Inc.

OWNER: Same

PREMISES AFFECTED: 1324 N. Moorman Street

SUBJECT: Application for a variation to reduce the required 7.63' front setbacks on a through lot to 5' on N. Moorman St. and zero on N. Hermitage Ave. and to reduce the required 5' unobstructed open space along the side of the property lines to 3' on the south and zero on the north for a proposed two-story single family residence.

Yes 4-0

334-12-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Bryan Tomany

OWNER: Same

PREMISES AFFECTED: 1942 N. Cleveland Avenue

SUBJECT: Application for a variation to reduce the rear yard open space from the required 167.43' to zero for a proposed rear attached two-car garage with an open roof deck and a wood screen wall to an existing single-family residence.

Yes 4-0

375-12-Z ZONING DISTRICT: RS-3 WARD: 40

APPLICANT: Land Trust of Carol J. Hunniford (Trust # 19488)

OWNER: Same

PREMISES AFFECTED: 2938 W. Bryn Mawr Avenue

SUBJECT: Application for a variation to reduce the required east side yard setback from 4' to zero (west side yard setback at 3.77') and reduce the total side yard combination from 7' to 3.77' for a 7' tall x 100.27' linear feet solid wood fence.

No 2-2 (Santiago, Toia – No/Swain, McCabe-Miele – Yes)

383-12-A ZONING DISTRICT: B3-2 WARD: 47

APPLICANT: Victor Sign Corporation

OWNER: German American National Congress Chapter Chicago

PREMISES AFFECTED: 4740 N. Western Avenue

SUBJECT: Application for an appeal from the decision of the zoning administrator to not permit a 40' x 50' 2000 sq. ft. off-premise/advertising sign within 250' of a residential district when the sign face exceeds 100' and exceeding the maximum total sign area and coverage of the building wall area in a B3 District.

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

389-12-S ZONING DISTRICT: B3-2 WARD: 25

APPLICANT: Robert Perez

OWNER: Assad El Abaza

PREMISES AFFECTED: 2151 S. Leavitt Street

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

Yes 4-0 – Conditions: Close 2:45-3:45pm Mon-Fri, Security guard on site during business hours

391-12-Z **ZONING DISTRICT: C1-3** **WARD: 33**
APPLICANT: Irving Sacramento, Inc.
OWNER: 3000 Irving, LLC
PREMISES AFFECTED: 3000-3004 W. Irving Park Road
SUBJECT: Application for a variation to permit the establishment of a public place of amusement license for an existing tavern located within 125' of an RS zoning district.

Continuance – 2/15 @ 2pm

392-12-S **ZONING DISTRICT: B3-1** **WARD: 36**
APPLICANT: EZPAWN Illinois, Inc.
OWNER: Combined Austin LLC
PREMISES AFFECTED: 6432 W. North Avenue
SUBJECT: Application for a special use to permit the establishment of a pawn shop.

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

396-12-S **ZONING DISTRICT: RM-5** **WARD: 44**
APPLICANT: Cornelia Commons Inc.
OWNER: Same
PREMISES AFFECTED: 665 W. Cornelia Avenue, 1st Floor
SUBJECT: Application for a special use to permit the establishment of a vacation rental unit.

Continuance – 3/15 @ 2pm

397-12-S **ZONING DISTRICT: RM-5** **WARD: 44**
APPLICANT: Cornelia Commons Inc.
OWNER: Same
PREMISES AFFECTED: 665 W. Cornelia Avenue, 2nd Floor
SUBJECT: Application for a special use to permit the establishment of a vacation rental unit.

Continuance – 3/15 @ 2pm

398-12-S **ZONING DISTRICT: RM-5** **WARD: 44**
APPLICANT: Cornelia Commons Inc.
OWNER: Same
PREMISES AFFECTED: 665 W. Cornelia Avenue, 3rd Floor
SUBJECT: Application for a special use to permit the establishment of a vacation rental unit.

Continuance – 3/15 @ 2pm

403-12-S **ZONING DISTRICT: B3-2** **WARD: 47**
APPLICANT: Terrence Lyons
OWNER: Same
PREMISES AFFECTED: 1619-25 W. Irving Park Road
SUBJECT: Application for a special use to permit the establishment of a proposed rooftop patio on an existing restaurant.

Continuance – 3/15 @ 2pm

404-12-Z **ZONING DISTRICT: B3-2** **WARD: 47**
APPLICANT: Terrence Lyons
OWNER: Same
PREMISES AFFECTED: 1619-25 W. Irving Park Road
SUBJECT: Application for a variation to permit a public place of amusement license for an existing restaurant located within 125' of an RS zoning district.

Continuance – 3/15 @ 2pm

421-12-S **ZONING DISTRICT: B3-2** **WARD: 48**
APPLICANT: Isidro Munoz
OWNER: Abdul Hameed
PREMISES AFFECTED: 6337 N. Clark Street, Suite 1
SUBJECT: Application for a special use to permit the establishment of a beauty salon.

Yes 4-0

423-12-S **ZONING DISTRICT: B3-1** **WARD: 34**
APPLICANT: Zachary F. Shaw
OWNER: Vroom Enterprises, Inc.
PREMISES AFFECTED: 11133 S. Halsted Street
SUBJECT: Application for a special use to permit the establishment of a barber shop.

Yes 4-0