

CITY OF CHICAGO - ZONING BOARD OF APPEALS

March 15, 2013

121 N. LaSalle Street - Room 200

Present: Swain, McCabe-Miele, Toia, O'Grady, Martinez-Faye

9:00AM

62-13-S ZONING DISTRICT: B3-2 WARD: 46

APPLICANT: Boom Real Estate Development, LLC

OWNER: TCF National Bank

PREMISES AFFECTED: 1016-28 W. Wilson Avenue

SUBJECT: Application for a special use to permit the establishment of a two-lane drive through facility to serve a proposed restaurant.

Yes 4-0 – Condition: DHED approval of building elevations and building materials – Utilize brick and stone on facades (Toia – Recusal)

63-13-S ZONING DISTRICT: DX-5 WARD: 42

APPLICANT: Reza Toulabi

OWNER: 351 Huron, LLC

PREMISES AFFECTED: 351 W. Huron Street

SUBJECT: Application for a special use to permit the establishment of a 19-space non-accessory parking lot.

Yes 5-0

64-13-S ZONING DISTRICT: B3-5 WARD: 46

APPLICANT: Sarah's Circle

OWNER: Ecumenical Institute

PREMISES AFFECTED: 4750 N. Sheridan Road

SUBJECT: Application for a special use to permit the establishment of a temporary overnight shelter within an existing eight-story building.

Continuance – 4/19 @ 2pm

65-13-S ZONING DISTRICT: DX-5 WARD: 42

APPLICANT: Wine Huntress, LLC

OWNER: Designer Building, LLC

PREMISES AFFECTED: 408 N. Wells Street

SUBJECT: Application for a special use to permit the establishment of a liquor store (wine shop).

Yes 5-0

66-13-S ZONING DISTRICT: DX-3 WARD: 25

APPLICANT: Shambhala International (Vajradhatu) DBA Shambhala Meditation Center of Chicago

OWNER: Studio Merchandise, Inc.

PREMISES AFFECTED: 15-41 N. Carpenter Street/1001-25 W. Washington Boulevard

SUBJECT: Application for a special use to permit the establishment of a religious assembly with accessory offices, multi-purpose room and book store within an existing seven-story building.

Yes 5-0

67-13-S ZONING DISTRICT: B3-2 WARD: 1

APPLICANT: West Town Tattoo, Inc.

OWNER: RK Dream Life LLC

PREMISES AFFECTED: 1907 W. Chicago Avenue, 1st Floor

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

Yes 5-0

68-13-S ZONING DISTRICT: B3-1 WARD: 14

APPLICANT: George Garcia

OWNER: Joseph Riggio

PREMISES AFFECTED: 5091 S. Archer Avenue

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

Continuance – 5/17 @ 2pm

69-13-S ZONING DISTRICT: B3-3 WARD: 11

APPLICANT: Fast Market LLC DBA Great Clips

OWNER: Bridgeport Retail Plaza

PREMISES AFFECTED: 3442 S. Halsted Street

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

Yes 5-0

70-13-S ZONING DISTRICT: B3-2 WARD: 47

APPLICANT: Salon Elan Vital LLC

OWNER: 2016 Iowa, LLC

PREMISES AFFECTED: 4737 N. Damen Avenue

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

Yes 4-0 (O'Grady – Absent)

71-13-S ZONING DISTRICT: B3-3 WARD: 32

APPLICANT: Blo Style Damen LLC

OWNER: 1864-1870 North Damen LLC

PREMISES AFFECTED: 1866 N. Damen Avenue

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

Yes 5-0 (Applicant name change)

72-13-S **ZONING DISTRICT: B3-1** **WARD: 20**
APPLICANT: India Dell Lash
OWNER: Curtis Robinson
PREMISES AFFECTED: 6858 S. Dr. Martin Luther King Jr. Drive
SUBJECT: Application for a special use to permit the establishment of a hair salon.

Yes 5-0

73-13-S **ZONING DISTRICT: B3-2** **WARD: 43**
APPLICANT: Spa Spazio LLC
OWNER: Darrell R. Windle, as sole beneficiary of LaSalle National Bank
PREMISES AFFECTED: 2009 N. Fremont Street
SUBJECT: Application for a special use to permit the establishment of a nail salon.

Yes 5-0

74-13-S **ZONING DISTRICT: B3-2** **WARD: 43**
APPLICANT: Heyi Sun
OWNER: Angeliki Stamelos
PREMISES AFFECTED: 2122 N. Halsted Street, 1st Floor
SUBJECT: Application for a special use to permit the establishment of a nail salon.

Yes 5-0

75-13-S **ZONING DISTRICT: B1-2** **WARD: 48**
APPLICANT: Alicia Justo
OWNER: Adrian Colak
PREMISES AFFECTED: 5698 N. Ridge Avenue, 1st Floor
SUBJECT: Application for a special use to permit the establishment of a beauty salon.

Yes 5-0

76-13-S **ZONING DISTRICT: B3-2** **WARD: 22**
APPLICANT: Mercedes Hernandez
OWNER: North Star Trust ATUT #5983
PREMISES AFFECTED: 3645 W. 26th Street
SUBJECT: Application for a special use to permit the establishment of a beauty salon.

Yes 5-0

77-13-Z **ZONING DISTRICT: RS-3** **WARD: 26**
APPLICANT: 511-513 N. Oakley, Inc.
OWNER: Same
PREMISES AFFECTED: 511 N. Oakley Boulevard
SUBJECT: Application for a variation to reduce the required 2,500 sq.ft. minimum lot area (2,300 sq. ft - not less than 90% of required area) and reduce the 225 sq.ft. rear yard open space to zero for a proposed two-story single-family residence with an attached two-car garage with

roof deck.

Yes 4-0 (O'Grady – Absent)

78-13-Z **ZONING DISTRICT: RS-3** **WARD: 26**

APPLICANT: 511-513 N. Oakley, Inc.

OWNER: Same

PREMISES AFFECTED: 513 N. Oakley Boulevard

SUBJECT: Application for a variation to reduce the required 2,500 sq.ft. minimum lot area (2,400 sq. ft. - not less than 90% of required area) and reduce the 225 sq.ft. rear yard open space to zero for a proposed two-story single-family residence with an attached two-car garage with roof deck.

Yes 4-0 (O'Grady – Absent)

79-13-S **ZONING DISTRICT: C1-5** **WARD: 27**

APPLICANT: MK Investment Partners, LLC

OWNER: Same

PREMISES AFFECTED: 858 N. Franklin Street

SUBJECT: Application for a special use to permit the establishment of twenty-two residential parking spaces on the first floor of a proposed twenty-three dwelling unit building.

Continuance – 4/19 @ 2pm

80-13-Z **ZONING DISTRICT: C1-5** **WARD: 27**

APPLICANT: MK Investment Partners, LLC

OWNER: Same

PREMISES AFFECTED: 858 N. Franklin Street

SUBJECT: Application for a variation to reduce the required rear yard setback from 30' to zero for a proposed twenty-three dwelling unit building.

Continuance – 4/19 @ 2pm

81-13-Z **ZONING DISTRICT: RT-4** **WARD: 43**

APPLICANT: 2666 N. Orchard Inc.

OWNER: Same

PREMISES AFFECTED: 2666 N. Orchard Street

SUBJECT: Application for a variation to reduce the required rear yard setback from 43.68' to 35.94' and reduce the rear yard open space from 236.6 sq.ft. to 113 sq.ft. for a proposed three-story three dwelling unit building with a rear detached garage with roof deck.

Continuance – 5/17 @ 2pm

82-13-Z **ZONING DISTRICT: RS-3** **WARD: 27**

APPLICANT: Engels Jimenez

OWNER: Same

PREMISES AFFECTED: 1131 N. Monticello Avenue

SUBJECT: Application for a variation to reduce the required front yard setback from 31.41' to 5.5' and reduce the side yard combination (with neither less than 2') to 4.86' (1.51' south side and 3.35' north side) for a proposed three-story single-family residence with front and rear open porches and two open parking spaces.

Yes 4-0 (O'Grady – Absent)

83-13-Z ZONING DISTRICT: RS-3 WARD: 32
APPLICANT: St. Paul, LLC
OWNER: Same
PREMISES AFFECTED: 1833 N. Marshfield Avenue
SUBJECT: Application for a variation to reduce the required front yard setback from 20' to 10.5' for a proposed two-story single-family residence with a detached garage.

Yes 4-0 (O'Grady – Absent)

84-13-S ZONING DISTRICT: B3-2 WARD: 1
APPLICANT: Kyle B. Sneed
OWNER: Same
PREMISES AFFECTED: 1239 N. Paulina Street
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor for a proposed three-story single-family residence with a detached garage.

Continuance – 5/17 @ 2pm

85-13-Z ZONING DISTRICT: RT-3.5 WARD: 11
APPLICANT: Zhang Huan Liu and Yong Na Lei
OWNER: Same
PREMISES AFFECTED: 2920-2922 S. Lowe Avenue
SUBJECT: Application for a variation to reduce the required south side yard setback from 2' to zero and reduce the total side yard combination from 5' to 1' to allow the subdivision of a 50' x 124' zoning lot into two 25' x 124' zoning lots - Existing single-family residence to remain at 2920 S. Lowe Ave.

Yes 4-0 (O'Grady – Absent)

86-13-Z ZONING DISTRICT: RS-3 WARD: 12
APPLICANT: Rich Kaleta
OWNER: Same
PREMISES AFFECTED: 3922 S. Artesian Avenue
SUBJECT: Application for a variation to reduce the required front yard setback from 19.52' to 7.25' and reduce the south side yard setback from 2' to 1.75' for a proposed front ingress stair for basement access to an existing two-story two dwelling-unit building.

Yes 5-0

87-13-Z ZONING DISTRICT: RS-2 WARD: 50

APPLICANT: Michal and Zev Cohen

OWNER: Same

PREMISES AFFECTED: 2949 W. Coyle Avenue

SUBJECT: Application for a variation to reduce the required west side yard setback from 4.2' to zero (east side yard setback to be 4.3'), reduce the total side yard combination from 12.7' to 4.3', reduce the rear yard setback from 34.4' to 10.97' and increase the maximum floor area ratio from 0.65 to 0.75 for a proposed rear one-story addition and side one-story roof pergola to an existing single-family residence.

Yes 5-0 – Condition: Floor plan and 2nd kitchen are not approved, only variation

88-13-Z

ZONING DISTRICT: B3-5

WARD: 32

APPLICANT: BAS Development LLC

OWNER: Same

PREMISES AFFECTED: 2006-08 N. Whipple Avenue/3038 W. Armitage Avenue

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

Yes 5-0

89-13-S

ZONING DISTRICT: B3-1

WARD: 31

APPLICANT: M & M Food & Dollar Store

OWNER: Domain Realty

PREMISES AFFECTED: 5026 W. Diversey Avenue

SUBJECT: Application for a special use to permit the establishment of a valuable objects dealer license.

Continuance – 5/17 @ 9am

CONTINUANCES

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' tall 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.

Withdrawal

11-13-S

ZONING DISTRICT: B1-1

WARD: 21

APPLICANT: All Nations Worship Assembly

OWNER: Same

PREMISES AFFECTED: 8302-10 S. Halsted Street

SUBJECT: Application for a special use to permit the establishment of a 110-seat religious assembly.

Continuance – 5/17 @ 9am

41-13-S **ZONING DISTRICT: C1-2** **WARD: 27**
APPLICANT: McDonald's USA, LLC
OWNER: Franchise Realty Investment Trust - IL
PREMISES AFFECTED: 23 N. Western Avenue
SUBJECT: Application for a special use to permit the establishment of a two-lane drive-through facility to serve a restaurant

Yes 4-0 (Toia – Recusal)

2:00PM

90-13-Z **ZONING DISTRICT: RM-5** **WARD: 2**
APPLICANT: Trust of Gertrude Kerbis, dated August 21, 1991
OWNER: Same
PREMISES AFFECTED: 55 W. Schiller Street
SUBJECT: Application for a variation to reduce the required total side yard combination (with neither less than 2') from 4' to zero and reduce the front yard setback from 20' to 12.5' for a proposed parking space with front driveway access and a rear three-story addition and a fourth floor addition with a front and rear open deck on the fourth level and a rear open deck to an existing three-story single-family residence.

Continuance – 5/17 @ 2pm

91-13-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: 1124-1128 Wrightwood LLC
OWNER: David Salyers & Sandra M. Carman
PREMISES AFFECTED: 1124 W. Wrightwood Avenue
SUBJECT: Application for a variation to reduce the required rear yard setback from 37.42' to 26.58' for a proposed three-story six dwelling unit building with a detached garage.

Withdrawal

92-13-Z **ZONING DISTRICT: RT-3.5** **WARD: 44**
APPLICANT: Francesco Fazio & Loretta Lenzke
OWNER: Same
PREMISES AFFECTED: 1333 W. School Street
SUBJECT: Application for a variation to reduce the required west side yard setback from 2' to zero (east side yard setback to be 3') and reduce the side yard combination from 5' to 3' for a proposed three-story single-family residence with a rear open second floor balcony and a detached garage.

Yes 5-0

93-13-Z **ZONING DISTRICT: RS-3** **WARD: 26**
APPLICANT: Eric Orrego

OWNER: Same

PREMISES AFFECTED: 2103 N. Karlov Avenue

SUBJECT: Application for a variation to exceed the floor area ratio by no more than 15% of the existing floor area of a building in an existence for over 50 years for a proposed fourth floor dormer addition to duplex the third floor second dwelling unit and to deconvert from three to two dwelling units.

Yes 5-0

94-13-S ZONING DISTRICT: M1-2 WARD: 47

APPLICANT: Black Bear Academy

OWNER: Hayes Properties, Inc.

PREMISES AFFECTED: 1801 W. Byron Street

SUBJECT: Application for a special use to permit the establishment of an indoor sports and recreation facility (children’s activities facility).

Yes 5-0

95-13-S ZONING DISTRICT: C1-3 WARD: 27

APPLICANT: May Street, LLC

OWNER: Same

PREMISES AFFECTED: 216 N. May Street

SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor within an existing four-story mixed-use building.

Yes 5-0

96-13-S ZONING DISTRICT: B3-2 WARD: 45

APPLICANT: Konstantinos Karamaniolos

OWNER: Same

PREMISES AFFECTED: 4774-76 N. Milwaukee Avenue

SUBJECT: Application for a special use to permit the expansion of an existing tavern.

Yes 5-0

97-13-A ZONING DISTRICT: B1-2 WARD: 43

APPLICANT: Radiant Outdoor LLC

OWNER: Planned Realty Group, Inc.

PREMISES AFFECTED: 2760 N. Pine Grove Avenue

SUBJECT: Application for an appeal from the decision of the Zoning Administrator to not permit a 1,040 sq. ft./65’ height off-premise/advertising sign on a pedestrian street, within the Lake Michigan and Chicago Lakefront Protection District, within 250’ of a residential zoning district, and exceeding the maximum total sign area allowed in a B1 District.

No 3-2 – Affirm decision to not permit sign (Swain, O’Grady, Martinez-Faye – No/McCabe-Miele, Toia – Yes)

98-13-A ZONING DISTRICT: RS-2 WARD: 38

APPLICANT: Waldemar Gorzen

OWNER: Same

PREMISES AFFECTED: 5530 W. Pensacola Avenue

SUBJECT: Application for an appeal from the decision of the Zoning Administrator for the granting of an administrative adjustment to reduce the required east side yard setback to 3.01' and the west side yard setback to 1.91', instead of the minimum 4', and to reduce the total side yard combination from 9' to 4.92' for a second-story addition and rear open deck to an existing single-family residence.

Withdrawal

CONTINUANCES

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.

Withdrawal

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.

No 5-0

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.

No 5-0

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.

Yes 4-0 – Condition: Incorporate conditions from Ald. Pawar letter on hours and rooftop site plan (Toia – Recusal)

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.

Withdrawal

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.

Yes 4-1 (McCabe-Miele, Toia, O'Grady, Martinez-Faye – Yes/Swain – No)

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 community center within an existing three-story building.

Continuance – 4/19 @ 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 – 4/19 @ 2pm

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.

Yes 5-0

51-13-S **ZONING DISTRICT: C1-2** **WARD: 20**

APPLICANT: Cash America Inc. of Illinois

OWNER: GlazCo Limited Partnership

PREMISES AFFECTED: 4835 S. Ashland Avenue

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

Yes 4-1 – Condition: DHED approval of building elevations and signage – Address change to 4833-35 S Ashland (McCabe-Miele, Toia, O’Grady, Martinez-Faye – Yes/Swain – No)

55-13-S **ZONING DISTRICT: C1-1** **WARD: 1**
APPLICANT: New Life Family Services
OWNER: Same
PREMISES AFFECTED: 1734 N. California Avenue
SUBJECT: Application for a special use to permit the establishment of a temporary overnight shelter within an existing two-story building.

Yes 5-0

57-13-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Quest Property Management, LLC
OWNER: Same
PREMISES AFFECTED: 2423 N. Seminary Avenue
SUBJECT: Application for a variation to reduce the required front yard setback from 8.19' to 7.5', reduce the rear yard setback from 33.6' to zero, reduce the north and south side yard setback from 2' to zero, reduce the side yard combination from 4.8' to zero and reduce the rear yard open space from 151.45 sq. ft. to zero for a proposed three-story single-family residence with a rear deck and connecting stairs to a rear garage.

Yes 5-0

61-13-S **ZONING DISTRICT: B3-1** **WARD: 7**
APPLICANT: Cash America, Inc. of Illinois DBA Cash America Jewelry and Loan of Chicago
OWNER: BSG 95th & Jeffery, LLC
PREMISES AFFECTED: 2059-65 E. 95th Street
SUBJECT: Application for a special use to permit the establishment of a pawn shop.

Continuance - 5/17 @ 2pm