

CITY OF CHICAGO - ZONING BOARD OF APPEALS
FRIDAY - November 18, 2011
121 N. LaSalle Street - Room 200

9:00 A.M.

364-11-S ZONING DISTRICT: B3-2 WARD: 49
APPLICANT: Arkita S. Jones
OWNER: Claremont Holdings, LLC
PREMISES AFFECTED: 2339 W. Howard Street
SUBJECT: Application for a special use to permit the establishment of a proposed beauty salon.

365-11-S ZONING DISTRICT: B3-2 WARD: 33
APPLICANT: Luis Cordero
OWNER: Same
PREMISES AFFECTED: 3519 W. Lawrence Avenue
SUBJECT: Application for a special use to permit the expansion of an existing hair salon.

366-11-S ZONING DISTRICT: B3-1.5 WARD: 47
APPLICANT: Blanca P. Robles
OWNER: Rayan Brothers Enterprises
PREMISES AFFECTED: 1710-12 W. Lawrence Avenue
SUBJECT: Application for a special use to permit the establishment of an animal services facility.

367-11-S ZONING DISTRICT: B3-1 WARD: 50
APPLICANT: Urban Partnership Bank
OWNER: Same
PREMISES AFFECTED: 7547-59 N. California Avenue
SUBJECT: Application for a special use to permit an existing one-lane drive-thru facility to serve an existing bank.

368-11-S ZONING DISTRICT: B1-1 WARD: 40
APPLICANT: Alshore House Inc.
OWNER: Same
PREMISES AFFECTED: 2840 W. Foster Avenue
SUBJECT: Application for a special use to permit the expansion of an existing one-story nursing home with a proposed one-story addition.

369-11-S ZONING DISTRICT: C1-3 WARD: 25
APPLICANT: Chinese Christian Union Church
OWNER: Chinese Christian Union Church
PREMISES AFFECTED: 2263 S. Wentworth Avenue
SUBJECT: Application for a special use to permit the expansion of an existing church with a proposed 3rd floor addition for private elementary school classes located on the 3rd floor.

370-11-S ZONING DISTRICT: C1-1 WARD: 45
APPLICANT: Elston Center, a series of Howard-Lehigh Holdings LLC
OWNER: Same
PREMISES AFFECTED: 5360 N. Elston Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed one-story bank with four drive-thru lanes.

371-11-Z ZONING DISTRICT: RT-4 WARD: 32
APPLICANT: Nicole Moret Schumacher and Adam Schumacher
OWNER: same
PREMISES AFFECTED: 2018 W. Wabansia Avenue
SUBJECT: Application for a variation to reduce the total combined side yard setback to 3'-4"

from 4'-8" to allow a two-story rear addition with a rear one-story deck and a rear detached two-car garage to an existing single-family residence (Deconversion from two dwelling units)

372-11-S **ZONING DISTRICT: B1-3** **WARD: 48**
APPLICANT: JP Morgan Chase Bank, National Association
OWNER: 5719 N. Broadway LLC
PREMISES AFFECTED: 5715 N. Broadway
SUBJECT: Application for a special use to permit the expansion from two existing drive-thru lanes to three drive-thru lanes to serve an existing bank.

373-11-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: Delta Real Estate Investments, LLC
OWNER: Same
PREMISES AFFECTED: 1847 W. Armitage Avenue
SUBJECT: Application for a variation to increase the floor area ratio by no more than 15% to duplex a third floor dwelling unit into an unfinished attic within the existing three-story three-dwelling unit front building (two buildings on lot).

374-11-Z **ZONING DISTRICT: B3-1** **WARD: 18**
APPLICANT: Mark Porcaro
OWNER: Same
PREMISES AFFECTED: 8355 S. Pulaski Road
SUBJECT: Application for a variation to permit the establishment of a proposed public place of amusement license inside an existing tavern within 125' of a residential zoning district..

375-11-S **ZONING DISTRICT: B3-3** **WARD: 3**
APPLICANT: T.M.D. Corporation of Illinois
OWNER: Aaron Collard
PREMISES AFFECTED: 515 E. 47th Street
SUBJECT: Application for a special use to permit the establishment of a proposed tavern.

CONTINUANCES

2:00 P.M.
116-11-Z **ZONING DISTRICT: B3-3** **WARD: 1**
APPLICANT: Joshua Nadolna
PREMISES AFFECTED: 1314 N. Wicker Park Avenue
SUBJECT: Application for a variation to increase the height of an existing building from the permitted 50' to 54'-10" for a fifth level stairway enclosure.

204-11-Z **ZONING DISTRICT: RM-4.5** **WARD: 43**
APPLICANT: GVP Abbot LLC
OWNER: Same
PREMISES AFFECTED: 1952 N. Orchard Street
SUBJECT: Application for a variation to reduce the required total side yard combination from the required 5' to 4.1" and reduce the rear setback from 34.55' to 23.6' for a proposed single-family residential building.

230-11-S **ZONING DISTRICT: B2-1** **WARD: 41**
APPLICANT: Prince Hookah Lounge, Inc.
OWNER: Mark Rzepjowski
PREMISES AFFECTED: 5001 N. Harlem Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed hookah lounge.

231-11-S **ZONING DISTRICT: B1-1** **WARD: 45**
APPLICANT: Devon Realty, Inc.
OWNER: Devon Realty, Inc.

PREMISES AFFECTED: 5364 W. Devon Avenue
SUBJECT: Application for a special use to permit the establishment of an accessory drive-through facility to serve a proposed restaurant.

272-11-S **ZONING DISTRICT: RM-5** **WARD: 44**
APPLICANT: Chicago Match Race, NFP
OWNER: 673 Roscoe Property, LLC
PREMISES AFFECTED: 673 W. Roscoe Street
SUBJECT: Application for a special use to permit the establishment of a private club/lodge.

273-11-Z **ZONING DISTRICT: RM-5** **WARD: 44**
APPLICANT: Chicago Match Race, NFP
OWNER: 673 Roscoe Property, LLC
PREMISES AFFECTED: 673 W. Roscoe Street
SUBJECT: Application for a variation to reduce the required 10' total combined side yards with neither less than 4' to 7' total with 3'-6" each east and west side yards, and reduce the required 39.92' rear yard setback to 37.33' to allow a rear 4-story elevator enclosure addition and a fourth floor to an existing building.

285-11-S **ZONING DISTRICT: B3-1** **WARD: 31**
APPLICANT: Daniel Rojas
OWNER: Anton Skukan
PREMISES AFFECTED: 2924 N. Pulaski Road
SUBJECT: Application for a special use to permit the establishment of a barber shop

311-11-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: Mr. & Mrs. Thomas C. Harmening
OWNER: Same
PREMISES AFFECTED: 1834 N. Cleveland Avenue
SUBJECT: Application for a variation to reduce the north side setback from 2' to .6" and the south side setback from 2' to 1' and to reduce the total side setback combination from 4' 8" to 1'-6" to allow a proposed 3-story single-family residential building and rear garage with an open roof deck.

347-11-S **ZONING DISTRICT: M1-1** **WARD: 41**
APPLICANT: Glensaul LLC
OWNER: Chicago Title Land Trust #1107876
PREMISES AFFECTED: 7292 W. Devon Ave./6405 N. Avondale Ave.
SUBJECT: Application for a special use to permit the establishment of an accessory 3-lane drive-thru facility to serve a proposed 2-story bank.

354-11-S **ZONING DISTRICT: B3-2** **WARD: 40**
APPLICANT: Yan Xue
OWNER: The Marouf LLC
PREMISES AFFECTED: 5785 N. Lincoln Ave.
SUBJECT: Application for a special use to permit the establishment of a massage establishment.

361-11-S **ZONING DISTRICT: DX-12** **WARD: 42**
APPLICANT: New Cingular Wireless PCS LLC
OWNER: 111 East Chestnut Condominium Association`
PREMISES AFFECTED: 111 E. Chestnut Street
SUBJECT: Application for a special use to permit the establishment of 9 proposed wireless communication antennas on an existing building extended above the allowable 75' in height to a proposed 100'.

362-11-S **ZONING DISTRICT: DX-16** **WARD: 2**
APPLICANT: New Cingular Wireless PCS LLC
OWNER: American Youth Hostels – Chicago, Inc.
PREMISES AFFECTED: 24 E. Congress Parkway
SUBJECT: Application for a special use to permit the establishment of 9 proposed wireless communication antennas on an existing building extended above the allowable 75' in height to a proposed 114'.

363-11-S **ZONING DISTRICT: DR-7** **WARD: 42**
APPLICANT: New Cingular Wireless PCS LLC
OWNER: 227 Walton Condominium Association
PREMISES AFFECTED: 227 E. Walton Street
SUBJECT: Application for a special use to permit the establishment of 9 proposed wireless communication antennas on an existing building extended above the allowable 75' in height to a proposed 145'.