CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY - August 19, 2011 121 N. LaSalle Street- Room 200

9:00 A.M.259-11-SZONING DISTRICT: B1-2WARD: 32APPLICANT: Dae Hyun KimOWNER: Wells Street ManagementPREMISES AFFECTED: 1700 W. Diversey ParkwaySUBJECT: Application for a special use to permit the establishment of a nail salon.

260-11-SZONING DISTRICT: B1-3WARD: 48APPLICANT: Gregory FitershteinOWNER: Alkhatib AhmadPREMISES AFFECTED: 1135 W. Bryn Mawr AvenueSUBJECT: Application for a special use to permit the establishment of a barber shop.

261-11-SZONING DISTRICT: B1-2WARD: 47APPLICANT: Rock Candy Inc.OWNER: Esperti LLCPREMISES AFFECTED: 4141 N. Lincoln, 1st FloorSUBJECT: Application for a special use to permit the establishment of a personal service(children's) nail salon.

262-11-SZONING DISTRICT: RT-4WARD: 37APPLICANT: Habilitative Systems, Inc.OWNER: Tabitha Community ServicesPREMISES AFFECTED: 550 N. Pine StreetSUBJECT: Application for a special use to permit the establishment of a transitional resider

SUBJECT: Application for a special use to permit the establishment of a transitional residence.

263-11-ZZONING DISTRICT: RS-2WARD: 5

APPLICANT: John C. McGrath

OWNER: same

PREMISES AFFECTED: 5762 S. Harper Avenue

SUBJECT: Application for a variation to reduce the south setback to 1.25' and the north setback to 2.55' instead of the minimum 4' and reduce the combined side setback from 7.8' to 3.8' for a proposed north and south dormer addition and to increase the height from 30' to 33' and to increase maximum floor area ratio for a detached house in a RS-2 District that does not result in a floor area ratio of more than .75.

264-11-SZONING DISTRICT: M2-3WARD: 25

APPLICANT: Pilsen Recycling Inc.

OWNER: Enrique Nolasco

PREMISES AFFECTED: 2513 S. Artesian Avenue

SUBJECT: Application for a special use to permit the establishment of a Class IV A Recycling facility within an existing one story structure.

265-11-SZONING DISTRICT: B3-1WARD: 21

APPLICANT: Ramachandra V. Reddy **OWNER:** Ramachandra V. Reddy

PREMISES AFFECTED: 8650 S. Morgan Street

SUBJECT: Application for a special use to permit the establishment of a gas station with an

accessory 1-story retail building and 4 gas pumps.

266-11-Z ZONING DISTRICT: RS-3 WARD: 11

APPLICANT: Palos Bank & Trust Company ATUT #16022 **OWNER:** same

PREMISES AFFECTED: 3321 S. Morgan Street

SUBJECT: Application for a variation to reduce the minimum side setback from 2' to zero and the combined setback from 5' to zero to allow a 2nd floor open deck, a rear two-story open porch and a northeast rear roof landing, which will allow access to an open roof deck of an existing three-story residential building.

267-11-S ZONING DISTRICT: C1-1 WARD: 27

APPLICANT: Cash America, Inc, of Illinois d/b/a Cash America Jewelry and Loan #22 **OWNER:** Chicago Title Land Trust Company, Trust# 5406

PREMISES AFFECTED: 1334 N. Pulaski Road

SUBJECT: Application for a special use to permit the establishment of a pawn broker/lender (pawn shop).

268-11-SZONING DISTRICT: B3-1WARD: 29

APPLICANT: Youth Outreach Services

OWNER: Youth Outreach Properties, Inc.

PREMISES AFFECTED: 5910 W. Division

SUBJECT: Application for a special use to permit the establishment of a community center in an existing 2-story commercial building.

269-11-ZZONING DISTRICT: RT-4WARD: 32

APPLICANT: Joel Cohen

OWNER: same

PREMISES AFFECTED: 2141 N. Magnolia Avenue

SUBJECT: Application for a variation to reduce the side yard combination from 10' to 5' with zero on the north and 5' on the south and to increase the building height from 38' to 41' -9" for a proposed three-story single family residence.

270-11-A ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: Lamar Advertising

OWNER: Bold Development 3174 N Broadway LLC

PREMISES AFFECTED: 605 W. Belmont Avenue

SUBJECT: Application for an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a changing image sign which has been installed without a permit and is located on a pedestrian street.

271-11-SZONING DISTRICT: M2-2WARD: 3

APPLICANT: Forest Recyclers Inc. d/b/a Englewood Auto Parts **OWNER:** Jerry Wald

PREMISES AFFECTED: 620 W. 59th Street

SUBJECT: Application for a special use to permit the establishment of a Class IV A Recycling facility.

272-11-SZONING DISTRICT: RM-5WARD: 44APPLICANT: Chicago Match Race, NFPOWNER: 673 Roscoe Property, LLCPREMISES AFFECTED: 673 W. Roscoe Street

SUBJECT: Application for a special use to permit the establishment of a private club/lodge.

WARD: 44

WARD: 3

273-11-Z ZONING DISTRICT: RM-5 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

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.

274-11-SZONING DISTRICT: C1-2WARD: 46

APPLICANT: SK Trade Inc.

OWNER: Kosta Arlinsky

PREMISES AFFECTED: 3744 N. Broadway

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

275-11-SZONING DISTRICT: B3-1WARD: 35

APPLICANT: Garden Walk Banquets

OWNER: Payl Saranecki

PREMISES AFFECTED: 3710 W. Fullerton Avenue

SUBJECT: Application for a special use to permit the establishment of an accessory off-site parking lot with 26 parking spaces for a banquet hall located at 3705 W. Fullerton.

276-11-S ZONING DISTRICT: C1-2

APPLICANT: Liberty Temple Church of God In Christ

OWNER: Liberty Temple Church of God In Christ

PREMISES AFFECTED: 5222 S. Halsted Street

SUBJECT: Application for a special use to permit the establishment of a new two-story community center with gymnasium and office space.

277-11-ZZONING DISTRICT: RT-4WARD: 1

APPLICANT: Diamond Properties Group, LLC

OWNER: Diamond Properties Group, LLC

PREMISES AFFECTED: 1634 N. Bosworth Avenue

SUBJECT: Application for a variation to expand an existing building by not more than 15% of the floor area that has existed for 50 years prior to the passage of the zoning code by duplexing the 3rd floor dwelling unit into the attic space for a total of three dwelling units within the building.

278-11-SZONING DISTRICT: C3-5WARD: 32

APPLICANT: 940 Weed Street

OWNER: 940 Weed LLC

PREMISES AFFECTED: 940 W. Weed Street

SUBJECT: Application for a special use to permit the establishment of an inter track wagering facility within an existing 1-story building.

279-11-SZONING DISTRICT: B1-2WARD: 32APPLICANT: Exsalonce Ltd.OWNER: Exsalonce Ltd.PREMISES AFFECTED: 2150-54 W. Roscoe Street

SUBJECT: Application for a special use to permit the establishment of the expansion of an existing hair salon at 2150 W. Roscoe Street.

280-11-SZONING DISTRICT: B3-2WARD: 24APPLICANT: Feras M. DawadaOWNER: Ibrahim Shaban and Michelle ShabanPREMISES AFFECTED: 3825 W. Roosevelt RoadSUBJECT: Application for a special use to permit the establishment of a valuable objects
dealer's license.

281-11-SZONING DISTRICT: B3-2WARD: 50

APPLICANT: Lap Nguyen

OWNER: Zachariah George LLC

PREMISES AFFECTED: 2000 W. Devon Avenue

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

2:00PM

282-11-SZONING DISTRICT: C2-1WARD: 1APPLICANT: EZPAWN Illinois, LLCOWNER: Amalgamated Bank of Chicago, Trust # 5328PREMISES AFFECTED: 2138-2140 N. Milwaukee AvenueSUBJECT: Application for a special use to permit the establishment of a pawn shop

283-11-SZONING DISTRICT: B3-1WARD: 14APPLICANT: EZPAWN, Illinois, Inc.OWNER: 43rd & Pulaski, LLCPREMISES AFFECTED: 4300-60 S. Pulaski RoadSUBJECT: Application for a special use to permit the establishment of a pawn shop

284-11-S ZONING DISTRICT: RT-4 WARD: 28

APPLICANT: Christ the King Jesuit College Prep. OWNER: North Star Trust Company, Trust #11-12247 PREMISES AFFECTED: 5069 W. Jackson Blvd. SUBJECT: Application for a special use to permit the establishment of a group living facility.

285-11-SZONING DISTRICT: B3-1WARD: 31APPLICANT: Daniel RojasOWNER: Anton SkukanPREMISES AFFECTED: 2924 N. Pulaski RoadSUBJECT: Application for a special use to permit the establishment of a barber shop

286-11-SZONING DISTRICT: B3-1WARD: 23APPLICANT: Cicero Archer NRG, LLC

OWNER: Cicero Archer NRG, LLC

PREMISES AFFECTED: 5400-24 S. Archer Avenue, 5137-57 S. LaCrosse Avenue, 5140-50 S. Cicero Avenue

SUBJECT: Application for a special use to permit the establishment of a drive-thru facility to serve a proposed 1-story retail building.

287-11-ZZONING DISTRICT: B3-1WARD: 23APPLICANT: Cicero Archer NRG, LLCOWNER: Cicero Archer, LLC

PREMISES AFFECTED: 5400-24 S. Archer Avenue, 5137-57 S. LaCrosse Avenue, 5140-50 S. Cicero Avenue

SUBJECT: Application for a variation to eliminate (1) required loading berth for a proposed retail building with a drive-thru.

288-11-Z **ZONING DISTRICT: B3-3 WARD: 26**

APPLICANT: Public Building Commission of Chicago

OWNER: City of Chicago

PREMISES AFFECTED: 1605 N. Troy Street

SUBJECT: Application for a variation to reduce required 20 parking spaces by 20% totaling 18 parking spaces, to construct a 1-story addition to existing public library building.

289-11- S **ZONING DISTRICT: B3-2 WARD: 32**

APPLICANT: Michael McInerney

OWNER: same

PREMISES AFFECTED: 1350 W. Diversey Parkway

SUBJECT: Application for a special use to permit the establishment of a three-unit residential building in a B3-2 district.

290-11-Z **ZONING DISTRICT: RT-4 WARD: 39**

APPLICANT: Eamon McCauley, as Court Appointed Receiver

OWNER: State Bank of Countryside

PREMISES AFFECTED: 3339-3341 W. Argyle Street

SUBJECT: Application for a variation to increase the existing 17,508 sq. ft. by not more than 15% of the existing total square footage to allow a 1-story mechanical room addition to an existing 3-story 24 dwelling unit building.

291-11-S **ZONING DISTRICT: RS-3 WARD: 33**

APPLICANT: Chicago Board of Education

OWNER: City of Chicago in Trust for the Use of Schools

PREMISES AFFECTED: 4221-25 N. Drake Avenue

SUBJECT: Application for a special use to permit the establishment of a new required off-site parking with 20 parking spaces serving existing school 4250 N. St. Louis Ave.

WARD: 33

292-11-Z **ZONING DISTRICT: RS-3**

APPLICANT: Chicago Board of Education

OWNER: City of Chicago in Trust for the Use of Schools

PREMISES AFFECTED: 4221-25 N. Drake Avenue

SUBJECT: Application for a variation to reduce the front setback from 20' to 7' and the side yard setback from 12' to 2' for an off-site parking lot with 20 spaces which shall be 120' from the school entrance at 4250 N. St. Louis Ave. to the parking entrance.

ZONING DISTRICT: B3-3 WARD: 33

APPLICANT: Mia Property Acquisitions LLC

OWNER: Gibbons Construction LLC

PREMISES AFFECTED: 3634 W. Montrose

SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor.

294-11-S **ZONING DISTRICT: B3-3 WARD: 33 APPLICANT:** Mia Property Acquisitions, LLC **OWNER:** Gibbons Construction LLC

293-11-S

PREMISES AFFECTED: 3640 W. Montrose

SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor.

295-11-S ZONING DISTRICT: B3-3 WARD: 33

APPLICANT: Mia Property Acquisitions, LLC

OWNER: Gibbons Construction LLC

PREMISES AFFECTED: 3

SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor.

296-11-SZONING DISTRICT: B3-3WARD: 33

APPLICANT: Mia Property Acquisitions, LLC

OWNER: Gibbons Construction LLC

PREMISES AFFECTED: 3648 W. Montrose

SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor.

297-11-S ZONING DISTRICT: B3-2 WARD: 25

APPLICANT: Union League Boys' and Girls' Clubs

OWNER: same

PREMISES AFFECTED: 2151-59 W. 19th Street/1901-11 S. Leavitt Street

SUBJECT: Application for a special use to permit the establishment of an expansion an existing community center.

298-11-ZZONING DISTRICT: B3-2WARD: 25

APPLICANT: Union League Boys' and Girls' Clubs

OWNER: same

PREMISES AFFECTED: 2151-59 W. 19th Street/ 1901-11 S. Leavitt Street

SUBJECT: Application for a variation to reduce the required front yard setback from 9'-0" to 0'-0" and the rear yard setback from 16'-0" to 0'-0".and to allow the waiver of one required loading berth to allow construction of a 3-story addition with basement to the existing 3-story building.

299-11-SZONING DISTRICT: B3-1WARD: 23

APPLICANT: Cicero Archer NRG, LLC

OWNER: Cicero Archer, LLC

PREMISES AFFECTED: 5400-24 S. Archer, 5137-57 S. LaCrosse, 5140-50 S. Cicero Ave **SUBJECT:** Application for a special use to permit the establishment of a proposed required off-site parking lot to serve a retail building at 5400-24 S. Archer Avenue.

300-11-SZONING DISTRICT: RT-4WARD: 14

APPLICANT: The United Neighborhood Organization

OWNER: same

PREMISES AFFECTED: 5024-36 S. Homan Avenue

SUBJECT: Application for a special use to permit the establishment of an accessory off-site parking lot to serve an elementary school at 5050 S. Homan Ave.

CONTINUANCES

182-11-S APPLICANT: 850, LLC OWNER: Same **ZONING DISTRICT: DR-7**

WARD: 42

PREMISES AFFECTED: 850 N. DeWitt Place

SUBJECT: Application for a special use to increase the number of leased parking spaces in an existing parking garage from 38 to 68 parking spaces.

189-11-S **ZONING DISTRICT: RS-3**

APPLICANT: Westside Grace Ministries

OWNER: Same

PREMISES AFFECTED: 536 N. LeClaire Avenue

SUBJECT: Application for a special use to permit the establishment of a proposed transitional residence.

ZONING DISTRICT: RS-3 193-11-Z **WARD: 12**

APPLICANT: Esmerelda Vasquez

OWNER: Esmerelda Vasquez / Jeanne Guca & Charles Dutz

PREMISES AFFECTED: 3236-40 S. Bell Avenue

SUBJECT: Application for a variation to reduce the total side yard combination from the required 5' to 3.8' to allow the subdivision of one zoning for measuring 50' x 130.05' into two zoning lots which will each measure 25' x 130.05'.

199-11-Z **ZONING DISTRICT:** RS-3 **WARD: 35**

APPLICANT: Thomas Barthelmess

OWNER: Same

PREMISES AFFECTED: 3030 West Cortland Street

SUBJECT: Application for a variation to reduce the front yard setback from the required 20' to 11.25' to allow for a proposed detached garage.

210-11-Z **WARD: 40 ZONING DISTRICT: B3-2**

APPLICANT: Prestige of Chicago Inc. DBA Estrada

OWNER: Dimitri Georgakopoulos

PREMISES AFFECTED: 2639-2641 W. Peterson Avenue

SUBJECT: Application for a variation to permit the establishment of a proposed public place of amusement license for DJ music and dancing which shall be located with 125' of a residential zoning district.

ZONING DISTRICT: B3-5 WARD: 47 216-11-S

APPLICANT: West Lakeview Liquors, Inc.

OWNER: Kosta Bozic

PREMISES AFFECTED: 2154-56 W. Addison Street

SUBJECT: Application for a special use to permit the establishment of the proposed expansion of an existing liquor store located at 2156 W. Addison into 2154 W. Addison

ZONING DISTRICT: B1-2 219-11-S **WARD: 50**

APPLICANT: Republic Bank

OWNER: Same

PREMISES AFFECTED: 2720 W. Devon Avenue

SUBJECT: Application for a special use to permit the establishment of a proposed drivethrough facility to serve an existing bank.

ZONING DISTRICT: B3-2 222-11-S **WARD: 8**

APPLICANT: Masjid Al Farooq **OWNER:** Vernon Park Church of God

PREMISES AFFECTED: 8953-63 S. Stony Island Avenue

WARD: 28

SUBJECT: Application for a special use to permit the establishment of a proposed required offsite parking lot to serve an existing religious assembly facility located at 8950 S. Stony Island Avenue.

223-11-ZZONING DISTRICT: B3-2WARD: 8APPLICANT: Masjid Al FarooqOWNER: Vernon Park Church of GodPREMISES AFFECTED: 8953-63 S. Stony Island AvenueSUBJECT: Application for a variation to permit shared parking for two religious assembly uses.

227-11-SZONING DISTRICT: B1-2WARD: 39APPLICANT: Susana Luna D/B/A Beauty SalonOWNER: Luis CabalPREMISES AFFECTED: 3316 W. Lawrence AvenueSUBJECT: Application for a special use to permit the establishment of a proposed beauty salon.

229-11-SZONING DISTRICT: B3-2WARD: 45APPLICANT: Tri-State Financial Services, Inc.OWNER: Chicago Title Land Trust Co., No.130727, Management LLCPREMISES AFFECTED: 3918-20 N. Cicero AvenueSUBJECT: Application for a special use to permit the establishment of a proposed pay day loan store.

237-11-ZZONING DISTRICT: RS-2WARD: 39

APPLICANT: Terry Tsang

OWNER: Terry Tsang

PREMISES AFFECTED: 6216 N. Kedvale Avenue

SUBJECT: Application for a variation to reduce the south setback from the required 4.95' to 3.95' a north side setback of 5.50' and to reduce the total combined side yard setback from 14.85' to 9.45' for a two-story single family residence with a two story open deck and basement.

240-11-ZZONING DISTRICT: RS-3WARD: 47

APPLICANT: Donald Yesnik

OWNER: Donald Yesnik

PREMISES AFFECTED: 2316 W. Grace Street

SUBJECT: Application for a variation to permit the establishment of to reduce the front setback from 19.8' to 9.26' and the required side yard from 2.3' to zero for a two -story open front balcony to an existing two-story building.

242-11-ZZONING DISTRICT: RS-3WARD: 26

APPLICANT: Esther A. Scorte

OWNER: Same

PREMISES AFFECTED: 2053-55 N. Lawndale Avenue

SUBJECT: Application for a variation to reduce the required 15' rear yard to 8.06' and the enclosure of an existing 3 story original open porch to maintain the existing 3-story 4 dwelling unit building and to establish a $62.47' \times 50'$ lot.

243-11-ZZONING DISTRICT: RM-5WARD: 43

APPLICANT: Hugh D. Sullivan

OWNER: Estate of William Bass

PREMISES AFFECTED: 1521 N. State Parkway

SUBJECT: Application for a variation to reduce the north setback to zero, the south setback to

2'-6", reduce the rear setback from 36.4' to 19.76' and reduce the rear setback from the public alley from 2' to zero for a new garage and not to exceed 15% of the existing floor area (1,081 square feet) and to increase the height from 45' to 47-2" for a 4th floor addition and two separate 4-story additions.