CITY OF CHICAGO - ZONING BOARD OF APPEALS February 15, 2013 121 N. LaSalle Street - Room 200

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

CONTINUANCES

9:00AM 312-12-A

ZONING DISTRICT: B3-2

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.

Continuance - 3/15 @ 9am

11-13-S **ZONING DISTRICT: B1-1**

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 - 3/15 @ 9am

ZONING DISTRICT: RM-6.5 WARD: 5 33-13-Z **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.

Yes 4-0 (O'Grady - Absent)

37-13-S **ZONING DISTRICT: M1-2 WARD: 27 APPLICANT: USA Parking, LLC OWNER:** USA Build LLC **PREMISES AFFECTED:** 847 N. Larrabee Street **SUBJECT:** Application for a special use to permit the establishment of a non-accessory parking

Yes 4-0 (O'Grady – Absent)

lot.

WARD: 50

38-13-S **ZONING DISTRICT: B3-1 WARD: 48** APPLICANT: Benitta Berke, Trust Number 12-2831-6350 **OWNER:** Same **PREMISES AFFECTED:** 6350-58 N. Broadway SUBJECT: Application for a special use to permit the establishment of a one-lane drive-through facility to serve a restaurant (coffee shop).

Yes 3-0 (O'Grady - Absent, Toia - Recusal)

39-13-Z **ZONING DISTRICT: RS-3-5**

APPLICANT: Gloria Mallasch

OWNER: Same

PREMISES AFFECTED: 4244-48 N. Whipple Street

SUBJECT: Application for a variation to reduce the required south side yard setback from 3' to zero, the north side yard setback from 2' to .8' and reduce the side yard combination from 5' to .8' to allow the subdivision of one zoning lot into two zoning lots for the sale of one lot (4244 N. Whipple) with the existing single-family residence to remain on the lot at 4248 N. Whipple.

Yes 4-0 (O'Grady - Absent)

ZONING DISTRICT: C2-2 40-13-S **APPLICANT:** McDonald's Corporation **OWNER:** Same PREMISES AFFECTED: 5015 W. Madison Street SUBJECT: Application for a special use to permit the establishment of a two-lane drive-through facility to serve a restaurant.

Yes 3-0 (O'Grady - Absent, Toia - Recusal)

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.

Continuance - 3/15 @ 9am

42-13-S **ZONING DISTRICT: B3-2**

APPLICANT: McDonald's USA, LLC

OWNER: Same

PREMISES AFFECTED: 3154 W. Foster 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)

WARD: 28

WARD: 40

43-13-S **ZONING DISTRICT: B3-2 WARD: 8 APPLICANT:** Anthony Henderson **OWNER:** Same **PREMISES AFFECTED:** 8943 S. Stony Island Avenue **SUBJECT:** Application for a special use to permit the establishment of a beauty salon.

Yes 5-0

44-13-S **ZONING DISTRICT: B3-3 WARD: 46 APPLICANT:** Shanda Jackson OWNER: 1014-1032 W. Leland LLC **PREMISES AFFECTED:** 1016 W. Leland Avenue SUBJECT: Application for a special use to permit the establishment of a hair salon.

Yes 5-0

ZONING DISTRICT: B1-2 45-13-13 **WARD: 32 APPLICANT:** William B Stump Jr. **OWNER:** Saccone and Sons Realty PREMISES AFFECTED: 2154 W. Armitage Avenue **SUBJECT:** Application for a special use to permit the establishment of a barber shop.

Yes 5-0

WARD: 33 46-13-S **ZONING DISTRICT: B1-1 APPLICANT:** Supreme Beauty Parlor LLC **OWNER:** 2134 Partners LLC DBA Manor Crossing PREMISES AFFECTED: 4665 N. Manor Avenue **SUBJECT:** Application for a special use to permit the establishment of a beauty salon.

Yes 5-0

ZONING DISTRICT: B1-1 WARD: 3 47-13-S **APPLICANT:** Takada Dixon Epps **OWNER:** Imad M. Salamah **PREMISES AFFECTED:** 221 E. 47th Street **SUBJECT:** Application for a special use to permit the establishment of a barber shop.

Continuance - 4/19 @ 2pm

ZONING DISTRICT: B3-2 WARD: 43 48-13-S **APPLICANT:** Jurie, Inc. DBA Cozy Nails **OWNER:** Fenton Booth PREMISES AFFECTED: 2722 N. Lincoln Avenue **SUBJECT:** Application for a special use to permit the establishment of a nail salon.

Continuance - 4/19 @ 2pm

APPLICANT: Katarzyna Jalbrzykowski
OWNER: Oak Park National Bank & Trust ATUT #2997
PREMISES AFFECTED: 7704 W. Belmont Avenue
SUBJECT: Application for a special use to permit the establishment of a beauty salon/massage establishment

ZONING DISTRICT: B3-2

<u>Yes 5-0</u>

49-13-S

50-13-SZONING DISTRICT: B3-2WARD: 38APPLICANT: Roman Jonko DBA Art of Healing SpaOWNER: Irene PetriPREMISES AFFECTED: 6052 W. Irving Park RoadSUBJECT: Application for a special use to permit the establishment of a massage
establishment.

<u>Yes 5-0</u>

51-13-SZONING DISTRICT: C1-2WARD: 20APPLICANT: Cash America Inc. of IllinoisOWNER: GlazCo Limited PartnershipPREMISES AFFECTED: 4835 S. Ashland AvenueSUBJECT: Application for a special use to permit the establishment of a pawn shop.

Continuance - 3/15 @ 2pm

52-13-SZONING DISTRICT: B3-1WARD: 14APPLICANT: EZPAWN Illinois, Inc.OWNER: 5724 S. Kedzie, LLCPREMISES AFFECTED: 5701-17 S. Kedzie AvenueSUBJECT: Application for a special use to permit the establishment of a pawn shop.

Yes 5-0 – Condition: Address range for pawn shop is only 5701-17 S. Kedzie

53-13-ZZONING DISTRICT: RT-4WARD: 47APPLICANT: Eric DeisterOWNER: SameOWNER: SamePREMISES AFFECTED: 3922 N. Greenview AvenueSUBJECT: Application for a variation to reduce the required side yard combination from 5'(with neither less than 2') to 3' with a 1' north and 2' south yard setback and to reduce the front

(with neither less than 2') to 3' with a 1' north and 2' south yard setback and to reduce the front yard setback from 13.86' to 10.92' for a proposed three-story single-family residence with a third floor roof deck and detached garage.

<u>Yes 5-0</u>

54-13-Z ZONING DISTRICT: RS-2

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ZONING DISTRICT: B3-1

WARD: 21

OWNER: Peak Properties PREMISES AFFECTED: 6817-19 S. South Chicago Avenue

APPLICANT: JFH Catering, Inc.

SUBJECT: Application for a variation to permit the establishment of a public place of amusement license for an existing banquet hall within 125' of an RS zoning district.

Withdrawal

57-13-Z **ZONING DISTRICT: RT-4**

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 vard setback from 33.6' to zero, reduce the north and south side vard 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.

Continuance - 3/15 @ 2pm

APPLICANT: Raymond Allen **OWNER:** Same PREMISES AFFECTED: 6000 W. Sherwin Avenue

SUBJECT: Application for a variation to reduce the rear yard setback from the required 24.5' to 10.05', reduce the northwest side yard setback from 7.15' to 4.94' and reduce the side yard combination from 21.46' to 15.61' for a rear one-story addition to an existing single-family residence.

Yes 5-0

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.

Continuance - 3/15 @ 2pm

56-13-Z **ZONING DISTRICT: C1-2**

58-13-S

WARD: 43

APPLICANT: Wendy's Old Fashioned Hamburgers OWNER: Same PREMISES AFFECTED: 8300-8310 S. Ashland Avenue SUBJECT: Application for a special use to permit the establishment of a one-lane drive-through facility to serve a restaurant.

<u>Yes 4-0</u> (Toia – Recusal)

59-13-SZONING DISTRICT: B3-2WARD: 3APPLICANT: Wendy's Old Fashioned HamburgersOWNER: SamePREMISES AFFECTED: 242 W. Garfield BoulevardSUBJECT: Application for a special use to permit the establishment of a one-lane drive-through facility to serve a restaurant.

<u>Yes 4-0</u> (Toia – Recusal)

2:00PM

60-13-Z ZONING DISTRICT: RS-3

APPLICANT: Scott Redman

OWNER: Same

PREMISES AFFECTED: 2441 W. Bradley Place

SUBJECT: Application for a variation to reduce the required front yard setback from 20' to 12.22' for a front one-story open porch to an existing single-family residence.

<u>Yes 5-0</u>

61-13-SZONING DISTRICT: B3-1WARD: 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 – 3/15 @ 2pm

CONTINUANCES

405-12-S ZONING DISTRICT: RT-4

APPLICANT: Chicago SMSA Limited Partnership (Verizon Wireless)

OWNER: Brother Rice High School

PREMISES AFFECTED: 10001 S. Pulaski Road

SUBJECT: Application for a special use to permit the establishment of a proposed 104' tall wireless communication facility.

Continuance - 4/19 @ 2pm406-12-ZZONING DISTRICT: RT-4WARD: 19APPLICANT: Chicago SMSA Limited Partnership (Verizon Wireless)

WARD: 19

7

SUBJECT: Application for a special use to permit the establishment of a one-lane drive-through facility for a proposed retail tobacco store within an existing one-story building. DWP **ZONING DISTRICT: RT-4 WARD: 32** 350-12-Z **APPLICANT:** Eric Kozlowski **OWNER:** Same PREMISES AFFECTED: 1253 W. Wrightwood Avenue

SUBJECT: Application for a variation to reduce the required west side yard setback from 2' to 1.17' (east side yard setback at 2.5') and reduce the total side yard combination from 5' to 3.67' for a proposed three-story single-family residence and an attached one-car garage.

<u>Withdrawal</u>

369-12-S **ZONING DISTRICT: RM-5 WARD: 28 APPLICANT:** Keith & Vincent Williams **OWNER:** Same **PREMISES AFFECTED:** 301-309 S. Springfield Avenue **SUBJECT:** Application for a special use to permit the establishment of a transitional residence.

Withdrawal

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

<u>Yes 5-0</u>

05-13-Z **ZONING DISTRICT: C1-2 APPLICANT:** St. Pius V Parish

WARD: 25

WARD: 34

OWNER: Brother Rice High School

PREMISES AFFECTED: 10001 S. Pulaski Road

SUBJECT: Application for a variation for a proposed 104' tall wireless communication facility to exceed the required 75'.

Continuance - 4/19 @ 2pm

407-12-S **ZONING DISTRICT: B3-1**

APPLICANT: Akram Musa/ In & Go Mini Mart

OWNER: George Piperas

PREMISES AFFECTED: 10857 S. Halsted Street

8

required off-site parking lot to serve an existing three-story two dwelling unit building located at 3606 S. Lake Park Ave.

27-13-S **ZONING DISTRICT: RM-5 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-

PREMISES AFFECTED: 4247-57 W. 26th Street

OWNER: Chackochan Kizhakkekut PREMISES AFFECTED: 4247-57 W. 26th Street **SUBJECT:** Application for a special use to permit the establishment of a gas station.

Yes 5-0

APPLICANT: Vallor. Inc.

APPLICANT: Joshua P. Hanna

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.

ZONING DISTRICT: RT-3.5

OWNER: Dominicans Province of St. Albert and Great **PREMISES AFFECTED:** 2020 S. Blue Island Avenue

PREMISES AFFECTED: 3623 N. Wayne Street

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.

25-13-S

Withdrawal

08-13-Z

OWNER: Same

Yes 5-0

26-13-Z **ZONING DISTRICT: B3-1**

ZONING DISTRICT: B3-1

APPLICANT: Vallor, Inc.

OWNER: Chackochan Kizhakkekut

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.)

Yes 5-0

Yes 5-0

29-13-S **ZONING DISTRICT: B3-2 WARD: 32 APPLICANT:** Beer Run LLC

WARD: 22

WARD: 22

WARD: 4

OWNER: JM3 Bosworth LLC **PREMISES AFFECTED:** 1652 N. Bosworth Avenue **SUBJECT:** Application for a special use to permit the establishment of a liquor store.

<u>No 3-2</u> (Toia, Martinez-Faye, O'Grady – No/Swain, McCabe-Miele – Yes)

31-13-SZONING DISTRICT: B3-1WARD: 33APPLICANT: National Pawnshop LLCOWNER: Teresita Cabal TrustPREMISES AFFECTED: 3148-3150 W. Irving Park RoadSUBJECT: 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.

Yes 5-0 (Yes – Remove use restriction)

391-12-ZZONING DISTRICT: C1-3WARD: 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.

<u>Yes 5-0</u> – Conditions: No live music – Outdoor/sidewalk patio and windows opened onto N. Sacramento must close at 10pm everyday – Outdoor TV's directed away from RS District – All outdoor speakers removed