CITY OF CHICAGO - ZONING BOARD OF APPEALS

January 20, 2012

121 N. LaSalle Street - Room 200

9:00 AM

01-12-S ZONING DISTRICT: M1-1 WARD: 14

APPLICANT: Extra Space Management, Inc.

OWNER: Pulaski WPC Storage (IL) LLC/ c/o W.P. Carey & Co.

PREMISES AFFECTED: 4222 S. Pulaski Road

SUBJECT: Application for a special use to permit the establishment of a 24-space outdoor non-accessory parking lot, with 5 indoor required spaces, to serve an existing residential storage warehouse facility.

03-12-S ZONING DISTRICT: B3-1 WARD: 26

APPLICANT: Evelyn J. Bolton **OWNER:** United Investors Inc.

PREMISES AFFECTED: 3545 W. Armitage Avenue

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

04-12-S ZONING DISTRICT: B3-2 WARD: 1

APPLICANT: Chicago Bath House, LLC

OWNER: Same

PREMISES AFFECTED: 1914-16 W. Division Street

SUBJECT: Application for a special use to permit the establishment of a proposed personal

service salon.

05-12-S ZONING DISTRICT: B3-2 WARD: 1

APPLICANT: Chicago Bath House, LLC

OWNER: Same

PREMISES AFFECTED: 1914-16 W. Division Street

SUBJECT: Application for a special use to permit the establishment of a massage

establishment.

06-12-S ZONING DISTRICT: B3-1 WARD: 36

APPLICANT: Barbara's Salon **OWNER:** Frank Concialdi

PREMISES AFFECTED: 8225 W. Irving Park Road

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

07-12-S ZONING DISTRICT: B3-2 WARD: 22

APPLICANT: Icutz Barber Shop, Inc.

OWNER: Jose de Jesus Cortez

PREMISES AFFECTED: 3512 W. 26th Street

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

08-12-S ZONING DISTRICT: B3-1 WARD: 21

APPLICANT: Tracy P. Stewart

OWNER: Fannie Mosley

PREMISES AFFECTED: 1322 W. 95th Street

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

09-12-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Karl Hjerpe

OWNER: Same

PREMISES AFFECTED: 1618 N. Cleveland Avenue

SUBJECT: Application for a variation to reduce the required front yard setback from 20' to zero to allow a proposed driveway with a 10' x 20' parking pad located in the front setback for an existing 2-story single family residence.

10-12-S ZONING DISTRICT: M2-3 WARD: 1

APPLICANT: Chicago Sport City Soccer Club Inc. **OWNER:** Goldstein Fam. Ltd. Partnership 3065

PREMISES AFFECTED: 3057-61 N. Rockwell Street

SUBJECT: Application for a special use to permit the establishment of a sports and recreation participation facility (indoor soccer).

11-12-S ZONING DISTRICT: M1-2 WARD: 29

APPLICANT: Los Angeles Indoor Soccer Stadium Inc.

OWNER: HT Central Development LLC

PREMISES AFFECTED: 1840 N. Central Avenue

SUBJECT: Application for a special use to permit the establishment of a sports and recreation facility (indoor soccer).

12-12-Z ZONING DISTRICT: M1-2 WARD: 29

APPLICANT: Los Angeles Indoor Soccer Stadium Inc.

OWNER: HT Central Development LLC

PREMISES AFFECTED: 1840 N. Central Avenue

SUBJECT: Application for a variation to permit the establishment of a proposed public place of amusement license for an indoor soccer facility within 125' of a residential zoning district.

13-12-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Daniel and Pamela Fowler

OWNER: Same

PREMISES AFFECTED: 1124 W. Altgeld Street

SUBJECT: Application for a variation to reduce the required front yard setback from 15' to 9', to reduce the required combined side yard setbacks from 5.6', with neither less than 2.24', to 3.5' total with a 3' west side yard and a .5' east side yard and to reduce the required rear yard setback from 34.86' to 22.67' for a proposed 3-story single family residence with an attached two-car garage with a roof deck.

14-12-Z ZONING DISTRICT: RS-3 WARD: 35

APPLICANT: Aaron Walach

OWNER: Same

PREMISES AFFECTED: 2915 N. Gresham Avenue

SUBJECT: Application for a variation to exceed the allowable floor area ratio by no more than 15% to allow a 19.96' x 48.5' third floor dormer addition to a two-dwelling unit building that is being deconverted to a single-family residence.

15-12-S ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: 1649 Damen, LLC DBA "Cesar's Sinful Margaritas"

OWNER: Same

PREMISES AFFECTED: 1649 N. Damen Avenue

SUBJECT: Application for a special use to permit the establishment of a 20'8" x 19' outdoor patio roof deck on the front 2nd floor of an existing building for a proposed 2-story restaurant.

16-12-Z ZONING DISTRICT: RS-3 WARD: 15

APPLICANT: Robert Sawicki

OWNER: Same

PREMISES AFFECTED: 6634 S. Washtenaw Avenue

SUBJECT: Application for a variation to exceed the allowable floor area ratio by no more than 15% and to reduce the total side yard combination setback from 6', with neither less than 2.4', to 5.98' with 3.08' on south side and 2.9' on north side to allow a 7.5' x 5.1' attic dormer addition and to duplex the second floor with attic and first floor apartment with basement.

17-12-S ZONING DISTRICT: B3-5 WARD: 26

APPLICANT: La Casa Norte

OWNER: Same

PREMISES AFFECTED: 3527-3533 W. North Avenue

SUBJECT: Application for a special use to permit the establishment of a 5-story community center with 25 dwelling units and 9 ground floor parking spaces.

18-12-Z ZONING DISTRICT: B3-5 WARD: 26

APPLICANT: La Casa Norte

OWNER: Same

PREMISES AFFECTED: 3527-3533 W. North Avenue

SUBJECT: Application for a variation to reduce the required rear yard setback from 30' to zero to allow a 5-story community center with 25 dwelling units and 9 ground floor parking spaces.

19-12-Z ZONING DISTRICT: RS-2 WARD: 23

APPLICANT: Ray H. & Joyce E. Erickson

OWNER: Same

PREMISES AFFECTED: 5808 S. Rutherford Avenue

SUBJECT: Application for a variation to reduce the required front yard setback from 20' to zero and reduce the north side yard setback to 3' to allow a front 1-story open deck and stairs to an existing 1 1/2-story residential building.

20-12-Z ZONING DISTRICT: RM-5 WARD: 44

APPLICANT: Kathryn Hanus Chang

OWNER: Same

PREMISES AFFECTED: 2823 N. Pine Grove Avenue

SUBJECT: Application for a variation to reduce the required north and south side yard setbacks from 2' to zero and to reduce the total side setback combination from 4' to zero to allow a 2-story rear addition to an existing single-family residence.

21-12-S ZONING DISTRICT: B3-3 WARD: 38

APPLICANT: Anthony Cole Franck **OWNED:** Polymont Control Building

OWNER: Belmont-Central Building Corp.

PREMISES AFFECTED: 5604 W. Belmont Avenue

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

CONTINUANCES

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.

2:00 PM

22-12-S ZONING DISTRICT: DX-7 WARD: 2

APPLICANT: South Loop Church **OWNER:** 1455 S. Michigan LLC

PREMISES AFFECTED: 1455 S. Michigan Avenue

SUBJECT: Application for a special use to permit the establishment of a 74-seat religious

assembly facility located on the first floor of an existing two-story commercial building.

23-12-S ZONING DISTRICT: RM-5 WARD: 3

APPLICANT: Apostolic Faith Church

OWNER: Same

PREMISES AFFECTED: 3810-3846 S. Indiana Avenue

SUBJECT: Application for a special use to permit the establishment of a 148-space non-accessory off-site parking lot to serve an existing religious assembly facility located at

3823 S. Indiana Avenue.

24-12-S ZONING DISTRICT: RM-5 WARD: 3

APPLICANT: Apostolic Faith Church

OWNER: Same

PREMISES AFFECTED: 3745-3759 S. Indiana Avenue

SUBJECT: Application for a special use to permit the establishment of a 40-space non-accessory off-site parking lot to serve an existing religious assembly facility located at 3823 S. Indiana Avenue.

25-12-Z ZONING DISTRICT: RS-1 WARD: 19

APPLICANT: Thomas Dirksen

OWNER: Same

PREMISES AFFECTED: 10650 S. Hamilton Avenue

SUBJECT: Application for a variation to reduce the required front yard setback from 20' to 17'-7" and to reduce the required west side yard setback from 5' to 1'-9" for a 15' total side yard combination, with neither less than 5', to allow a proposed 2-story single family residence (existing garage to remain on site).

26-12-Z ZONING DISTRICT: RS-2 WARD: 34

APPLICANT: MM& N Development, LLC

OWNER: Same

PREMISES AFFECTED: 10634 S. Aberdeen Street

SUBJECT: Application for a variation to reduce the required front yard setback from 20' to 12.58', reduce the total combined side yard combination from 4.8' to 3.3', with neither less than 2', with a .7' south side yard and a 2.6' north side yard and to increase the allowable floor area ratio by not more than 10% to allow a proposed 1-story 7.5' x 2.92' front addition, a 18.9' x 20.7' rear two-story addition and a 20.7' x 33.2' 2nd floor front addition and a front open entry stair to an existing 1-story single family residence.

27-12-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: Westford Development LLC

OWNER: Linda Mundt

PREMISES AFFECTED: 2221 W. Cullom Avenue

SUBJECT: Application for a variation to reduce the front setback from the average required 86.91' to 12' to allow a proposed 2-story single family residence with a front porch and a detached 2-car garage with a roof deck.

28-12-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Anthony J. Saliba

OWNER: Same

PREMISES AFFECTED: 1935-37 N. Mohawk Street

SUBJECT: Application for a variation to reduce the required total side yard combination from 9.1' to zero to allow a 3' x 14.8' 3rd floor addition to combine two buildings, 1935 N. Mohawk and 1937 N. Mohawk, into one building.

29-12-Z ZONING DISTRICT: RS-3 WARD: 1

APPLICANT: Deborah Chiu & David Pierson

OWNER: Same

PREMISES AFFECTED: 2048 W. Superior Street

SUBJECT: Application for a variation to reduce the required north front setback on West Lee Place from 20' to 4", reduce the east side setback from 2' to 9" (west side setback to be 3'), reduce the total side setback combination from 4.8' to 3'-9" and reduce the unobstructed open space on a through lot from 5' to 3' on west side setback and 9' on east side setback to allow a proposed 2-story single-family residence with a front attached 2-car garage.

30-12-S ZONING DISTRICT: DR-3 WARD: 42

APPLICANT: 28 East Bellevue, LLC

OWNER: Same

PREMISES AFFECTED: 28 E. Bellevue Place, Garden Unit

SUBJECT: Application for a special use to permit the establishment of a vacation rental unit.

31-12-S ZONING DISTRICT: DR-3 WARD: 42

APPLICANT: 28 East Bellevue, LLC

OWNER: Same

PREMISES AFFECTED: 28 E. Bellevue Place, Unit 1A

SUBJECT: Application for a special use to permit the establishment of a vacation rental unit.

32-12-S ZONING DISTRICT: DR- 3 WARD: 42

APPLICANT: 28 East Bellevue, LLC

OWNER: Same

PREMISES AFFECTED: 28 E. Bellevue Place, Unit 1B

SUBJECT: Application for a special use to permit the establishment of a vacation rental unit.

33-12-S ZONING DISTRICT: DR-3 WARD: 42

APPLICANT: 28 East Bellevue, LLC

OWNER: Same

PREMISES AFFECTED: 28 E. Bellevue Place, Unit 1C

SUBJECT: Application for a special use to permit the establishment of a vacation rental unit.

34-12-S ZONING DISTRICT: DR-3 WARD: 42

APPLICANT: 28 East Bellevue, LLC

OWNER: Same

PREMISES AFFECTED: 28 E. Bellevue Place, Unit 2C

SUBJECT: Application for a special use to permit the establishment of a vacation rental unit.

35-12-S ZONING DISTRICT: DR-3 WARD: 42

APPLICANT: 28 East Bellevue, LLC

OWNER: Same

PREMISES AFFECTED: 28 E. Bellevue Place, Unit 3A

SUBJECT: Application for a special use to permit the establishment of vacation rental unit.

36-12-S ZONING DISTRICT: C1-5 WARD: 43

APPLICANT: Hookah King Inc. **OWNER:** United Investors, Inc.

PREMISES AFFECTED: 218 W. Division Street

SUBJECT: Application for a special use to permit the establishment of a proposed hookah

lounge.

37-12-S ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: Joe Dalton

OWNER: Same

PREMISES AFFECTED: 2108 W. Division Street

SUBJECT: Application for a special use to permit the establishment of a tavern with package

liquor.

38-12-S ZONING DISTRICT: B3-2 WARD: 33

APPLICANT: James Karagianes

OWNER: Same

PREMISES AFFECTED: 4620-22 N. Kedzie Avenue

SUBJECT: Application for a special use to permit the establishment of a tavern with a proposed outdoor patio on the first floor of an existing restaurant within a 2-story mixed-use building.

39-12-S ZONING DISTRICT: C1-1 WARD: 10

APPLICANT: Big Pawn Inc.

OWNER: Cherian Mathai, Joyse Cherian

PREMISES AFFECTED: 10226 S. Indianapolis Avenue

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

40-12-S ZONING DISTRICT: B3-3 WARD: 35

APPLICANT: Aspira Inc. of Illinois **OWNER:** CPM Properties, LLC

PREMISES AFFECTED: 2985-95 N. Milwaukee Avenue/3018-32 N. Central Park Avenue/

3009-15 N. Monticello Avenue

SUBJECT: Application for a special use to permit the establishment of a proposed high school

with an on-site parking lot.

41-12-S ZONING DISTRICT: RS-3 WARD: 35

APPLICANT: Aspira Inc. of Illinois **OWNER:** CPM Properties, LLC

PREMISES AFFECTED: 3017-25 N. Monticello Avenue

SUBJECT: Application for a special use to permit the establishment of a 24-space off-site accessory parking lot to serve a proposed high school located at 2985-95 N. Milwaukee Ave.

CONTINUANCES

376-11-S ZONING DISTRICT: B3-1 WARD: 6

APPLICANT: Toan Nguyen

OWNER: Same

PREMISES AFFECTED: 350 E. 87th Street

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

388-11-Z ZONING DISTRICT: RM-5 WARD: 3

APPLICANT: Rick Alaimo **OWNER:** RA-HA Properties

PREMISES AFFECTED: 5113 S. Indiana Avenue

SUBJECT: Application for a variation to reduce the required north and south side yard setbacks from 3.92' to zero, and the combined side yard setback from 9.8' to zero to allow four 8' x 18' parking spaces instead of the required eight parking spaces to convert a six-dwelling unit building to 8 dwelling units.

395-11-S ZONING DISTRICT: B3-1 WARD: 38

APPLICANT: 5555 W. Irving Park LLC/Irving Park Fitness LLC

OWNER: 5555 W. Irving Park LLC

PREMISES AFFECTED: 5441-5459 W. Irving Park Road

SUBJECT: Application for a special use to permit the establishment of a required off-site parking lot with 60 spaces to serve a proposed health club located at 5515 W. Irving Park Rd.

333-11-S ZONING DISTRICT: B1-1 WARD: 19

APPLICANT: Kimberly Thomas-McDade

OWNER: Patrick Standring

PREMISES AFFECTED: 10735 S. Western Avenue

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