CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- May 20, 2011 121 N. LaSalle Street- Room 200

9:00 A.M.

144-11-SZONING DISTRICT:B3-3WARD:46APPLICANT: Oluwole LLCOWNER: Peter SpyropoulosPREMISES AFFECTED: 4507 N. Sheridan RoadSUBJECT: Application for a special use to permit the establishment of a proposed beauty salon.

145-11-SZONING DISTRICT:B3-1WARD:38

APPLICANT: Hani OmarOWNER: Piotr PiechnikPREMISES AFFECTED: 4518 W. Irving Park RoadSUBJECT: Application for a special use to permit the establishment of a proposed hookah smoking license.

146-11-ZZONING DISTRICT:B3-1WARD:38

APPLICANT: Hani Omar **OWNER:** Piotr Piechnik

PREMISES AFFECTED: 4518 W. Irving Park Road

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

147-11-SZONING DISTRICT:C1-1WARD:9

APPLICANT: Sprint

OWNER: Urban Sites of Chicago, LLC

PREMISES AFFECTED: 11582 S. Michigan Avenue

SUBJECT: Application for a special use to permit the establishment of a proposed 100 foot wireless monopole tower.

148-11-SZONING DISTRICT:C1-2WARD:14

APPLICANT: Andres Grajeda

OWNER: Same

PREMISES AFFECTED: 5030 S. Western Avenue

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

149-11-SZONING DISTRICT:C1-3WARD:27

APPLICANT: Montessori Academy of Chicago OWNER: Randolph Adventures Inc.

PREMISES AFFECTED: 1335 W. Randolph Street

SUBJECT: Application for a special use to permit the proposed expansion of an existing school/ day care.

site parking lot within an existing one story warehouse building to serve a proposed expanded school/ day care center at 1335 W. Randolph Street. **ZONING DISTRICT:**C1-3 151-11-Z **WARD:27 APPLICANT:** Montessori Academy of Chicago **OWNER:** Same PREMISES AFFECTED: 111-17 N. Ada Street **SUBJECT:** Application for a variation to permit shared parking for two non-residential uses. **ZONING DISTRICT:**B3-2 152-11-S **WARD:47 APPLICANT: 5141 N Western LLC OWNER:** Same **PREMISES AFFECTED:** 5141 N. Western Avenue SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor.

153-11-S **ZONING DISTRICT:**B3-2 **WARD:32**

APPLICANT: Mia Property Acquisitions, LLC

OWNER: Morgan Stanley Loan Trust 2007-7AX

PREMISES AFFECTED: 2519-21 N. Ashland Avenue

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

ZONING DISTRICT:B1-3 154-11-S WARD:3

APPLICANT: Urban Partnership Bank

OWNER: Falcon Holdings, LLC

PREMISES AFFECTED: 101 E. 35th Street

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

155-11-S **ZONING DISTRICT:**B1-1 **WARD:21**

APPLICANT: McDonald's USA LLC, a Delaware Limited Liability Company **OWNER:** Franchise Realty Investment Trust-IL PREMISES AFFECTED: 8321 S. Ashland Avenue

SUBJECT: Application for a special use to permit the proposed expansion of an existing drivethrough facility to serve an existing fast food restaurant.

ZONING DISTRICT:C1-3

APPLICANT: Montessori Academy of Chicago

OWNER: Randolph Adventures, Inc.

PREMISES AFFECTED: 111-17 N. Ada Street

SUBJECT: Application for a special use to permit the establishment of a proposed required off-

150-11-S

156-11-SZONING DISTRICT:PMD # 6WARD:10APPLICANT: Chicago Composts, LLCOWNER: Northstar Trust No. 7184PREMISES AFFECTED: 3002 E. 122nd Street / 12000-12100 S. Burley AvenueSUBJECT: Application for a special use to permit the establishment of a proposed Class IIIrecycling facility.

157-11-Z ZONING DISTRICT: RS-3

APPLICANT: Erasmo Chaidez

OWNER: Same

PREMISES AFFECTED: 4014 W. Wellington Avenue

SUBJECT: Application for a variation to reduce the east setback from the minimum 2.4' to zero, the rear setback from 37.62' to zero, to allow for an 8' high solid wood fence and an 8' high rolling metal gate for an existing residential building.

158-11-AZONING DISTRICT: RM-5**WARD:44**

APPLICANT: Ivan Leveille Nizerolle

OWNER: Faha Management LLC, C & F

PREMISES AFFECTED: 862 W. Roscoe Street

SUBJECT: Application for an Objector's Appeal of the decision of the office of the Zoning Administrator in granting an administrative adjustment for the property at 862 W. Roscoe Street.

159-11-ZZONING DISTRICT: RS-3**WARD:47**

APPLICANT: Steven Florsheim & Jennifer Friedes

OWNER: Same

PREMISES AFFECTED: 3858 N. Marshfield Avenue / 1637 W. Byron Street **SUBJECT:** Application for a variation to reduce the combined set setback from the required 14.2' to 5.54' (4.17' on the east and 1.375' on the west) for a proposed two-story with basement addition with a rooftop stair enclosure and a rooftop deck.

160-11-ZZONING DISTRICT: RM-5WARD:43

APPLICANT: Hartej Sood

OWNER: Same

PREMISES AFFECTED: 1736 N. Mohawk Street

SUBJECT: Application for a variation to reduce the total combined side setback from the required 4.8' to 2'-6 $\frac{1}{2}$ " (6" on the north, 2'- $\frac{1}{2}$ " on the south) and to reduce the rear yard setback from 34.16' to 22'-4" for a three-story single family residence with a rear partial above grade walkway and attached two-car garage with roof deck.

161-11-ZZONING DISTRICT :RS-3WARD:15

APPLICANT: Juan Miranda

OWNER: Same

PREMISES AFFECTED: 6426 S. Talman Avenue

SUBJECT: Application for a variation to reduce the front setback from the required 20' to 8.87' for a two-story open porch and stair to an existing two-story residential building

162-11-ZZONING DISTRICT: RS-2

APPLICANT: Peter Jakovenko

OWNER: Same

PREMISES AFFECTED: 4136 N. Monitor Avenue

SUBJECT: Application for a variation to reduce the combined setback from the required 9' to 1.91'

(.54' on the south, and 1.375' on the north) for a one story rear addition and a rear second floor open deck to an existing one story single family residence.

163-11-ZZONING DISTRICT:B3-1WARD:47

APPLICANT: Commonwealth Ventures, LLC

OWNER: Montrose Damen LLC

PREMISES AFFECTED: 1968-70 W. Montrose Avenue

SUBJECT: Application for a variation to increase the maximum walking travel distance of 600 feet, by not more than 25% to 625.25 feet to establish three off-site parking spaces located at 4501 N. Damen Avenue.

164-11-ZZONING DISTRICT: RS-3WARD:45

APPLICANT: JEK Enterprises

OWNER: Same

PREMISES AFFECTED: 4626 N. Kilpatrick Avenue

SUBJECT: Application for a variation to reduce the front setback from the required 20' to 10'-4" for a proposed one story open porch for a single family residence converted from a two dwelling unit building.

165-11-Z ZONING DISTRICT: RM- 5.5 **WARD:43**

APPLICANT: Sarah Breitlander

OWNER: same

PREMISES AFFECTED: 1934 N. Bissell Street

SUBJECT: Application for a variation to reduce the total combined side yard combination from the required 4.7' to 0.74' on the north and 2.55' on the south, to reduce the required 16.8' rear setback to zero and the rear yard open space to zero to allow a third and fourth floor addition to an existing two-story single family residence.

166-11-ZZONING DISTRICT: RS-3WARD:26

APPLICANT: Dan Kravitz

OWNER: Same

PREMISES AFFECTED: 2048 W. Race Avenue

SUBJECT: Application for a variation to reduce the required total side yard combination from 4.8' to 3.0' on the east and 0.4' on the west and to increase the floor area ration by not more than 15% (118.8 square feet) of what existed prior to the passage of the ordinance for a proposed second floor addition to an existing two and one half story single family residence.

167-11-Z

APPLICANT: IBT Food Enterprises - Tina Kimbrough

OWNER: Tina Kimbrough

PREMISES AFFECTED: 5741-43 S. Halsted Street

SUBJECT: Application for a variation to permit the establishment of a public place of amusement license to be located within 125' of a residential zoning district.

ZONING DISTRICT:C1-2

168-11-A

ZONING DISTRICT:B3-3

APPLICANT: 24 Seven Outdoor LLC

OWNER: Chabad Living Room LLC

PREMISES AFFECTED: 1630 N. Milwaukee Avenue

SUBJECT: Application for an Appeal of the decision of the office of the Zoning Administrator in refusing to allow an off-premise advertising sign which is located on a pedestrian street and which exceeds the permitted square footage. The city has determined the sign has been abandoned since 2009 thru 2010 and a new sign has been erected without permits.

169-11-SZONING DISTRICT:C1-1WARD:45

APPLICANT: Chicago Board of Education

OWNER: Public Building Commission of Chicago

PREMISES AFFECTED: 5448-58 W. Montrose Avenue/ 4401-11 N. Linder Avenue **SUBJECT:** Application for a special use to permit the establishment of a proposed off-site parking lot with 46 parking spaces to serve a high school at 4355 N. Linder Avenue.

170-11-ZZONING DISTRICT: RM-5**WARD:43**

APPLICANT: Michael Polsky

OWNER: Same

PREMISES AFFECTED: 25 E. Banks Street

SUBJECT: Application for a variation to reduce the rear yard setback from the required 32.48' to 9.10', the south setback from 3.41' to 1', to exceed the floor area ratio by not more than 15% (431.17 square feet) of the floor area that has been in existence for more than 50 years for a rear one-story connecting breezeway and a four-story elevator and stair addition.

171-11-ZZONING DISTRICT: RT-4**WARD:1**

APPLICANT: Sally Alatalo

OWNER: same

PREMISES AFFECTED: 2558 W. Cortez Street

SUBJECT: Application for a variation to reduce the east setback from the required 5.55' to 3.01', and to permit the division of a zoning lot.

172-11-S ZONING DISTRICT:B3-2 WARD:25

APPLICANT: Ceasar Martinez

OWNER: Virgil Bider

PREMISES AFFECTED: 1142 W. Taylor Street

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

173-11-SZONING DISTRICT:B3-2WARD:47APPLICANT: Claire Gough DBA Charm Boutique Salon

OWNER: Damen Avenue Property

PREMISES AFFECTED: 4919 N. Damen Avenue

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

174-11-SZONING DISTRICT:M2-1WARD:11APPLICANT: Growing Power, Inc.OWNER: Convention Center Drive, LLCImage: Convention Center Drive, LLC

PREMISES AFFECTED: 3333 S. Iron Street

SUBJECT: Application for a special use to permit the establishment of a proposed Class III recycling facility.

175-11-SZONING DISTRICT: B3-1WARD: 45

APPLICANT: Duff Dogs

PREMISES AFFECTED: 4835 N. Austin Avenue

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

176-11-S ZONING DISTRICT: B3-2 **WARD:1**

APPLICANT: BHB & Café Management Co. LLC

OWNER: Chicago Division Street Restaurants LLC, BHB Real Estate LLC

PREMISES AFFECTED: 1916 W. Chicago Avenue

SUBJECT: Application for a special use to permit the establishment of a proposed roof top outdoor patio to serve an existing restaurant.

177-11-SZONING DISTRICT:PMD-11**WARD:25**

APPLICANT: Lakeshore Outdoor Advertising Inc.

OWNER: Pronto Foods Co.

PREMISES AFFECTED: 1801 S. Canal Street

SUBJECT: Application for a special use to permit the establishment of a proposed off- premise advertising sign in PMD-11.

178-11-S ZONING DISTRICT:B3-1 **WARD:37**

APPLICANT: Lien Ly

OWNER: Humboldt Park, LLC

PREMISES AFFECTED: 5217 W. Fullerton Avenue

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

179-11-S

ZONING DISTRICT:B3-3 WARD:4

APPLICANT: Norflo Holding Corporation D/B/A Room 43, The Venue **OWNER:** Near North Health Services

PREMISES AFFECTED: 4231-59 S. Berkeley Avenue/ 1050 E. 43rd Street **SUBJECT:** Application for a special use to permit the establishment of a proposed accessory off-site parking lot to accommodate 35 of the 39 required parking spaces to serve an existing restaurant and banquet hall facility located at 1039-43 E. 43rd Street.

180-11-ZZONING DISTRICT:B3-3**WARD:4**

APPLICANT: Norflo Holding Corporation d/b/a/ Room 43, The Venue **OWNER:** Near North Health Services

PREMISES AFFECTED: 4231-59 S. Berkeley Avenue / 1050 E. 43rd Street **SUBJECT:** Application for a variation to permit shared parking for two non-residential uses and to reduce the required 39 parking spaces by no more than 20% for a total of 35 parking spaces.

181-11-S	ZONING DISTRICT: RM-5	WARD:2
APPLICANT: Stan	lard Parking Corporation	
OWNER: Chicago	City Junior College District # 508	
PREMISES AFFE	CTED: 1901-27 W. Adams Street	
SUBJECT: Applica	tion for a special use to permit the establishme	ent of proposed non-accessory
parking in an existing	g parking lot.	

CONTINUANCES

97-11-SZONING DISTRICT:B3-3WARD:26APPLICANT: Cash America, Inc. of IllinoisOWNER: Gabor ZsolnayPREMISES AFFECTED: 3201 W. North AvenueSUBJECT: Application for a special use to permit the establishment of a proposed pawn shop.

56-11-SZONING DISTRICT: B3-1WARD: 41APPLICANT: Signature Bank
OWNER: 6400 Commercial LLC
PREMISES AFFECTED: 6330-6420 N. Northwest Highway
SUBJECT: Application for a special use to permit the establishment of a proposed accessory
drive-through to serve an existing bank.WARD: 27124-11-SZONING DISTRICT: B3-1WARD: 27APPLICANT: Bill's Recovering Communities, LLCWARD: 27

OWNER: Same PREMISES AFFECTED: 1257 N. Pulaski Road SUBJECT: Application for a special use to permit the establishment of a proposed transitional

residence.

127-11-Z ZONING DISTRICT: RM-5 **WARD:3**

APPLICANT: GCD Properties, LLC Indiana

OWNER: Same

PREMISES AFFECTED: 5407-09 S. Indiana Avenue

SUBJECT: Application for a variation to reduce the north and south setbacks from the required 4' to zero, the rear yard open space from the required 447.56' to zero to allow parking for a 3-story, 6 dwelling unit building to be converted to 8 dwelling units.

134-11-SZONING DISTRICT:M1-2WARD:6

APPLICANT: S & J Mobile Inc.

OWNER: Same

PREMISES AFFECTED: 7601 S. State Street

SUBJECT: Application for a special use to permit the establishment of a proposed gas station with an accessory drive through car wash.

136-11-S

ZONING DISTRICT:C1-1 WARD:37

APPLICANT: Darrell Haywood d/b/a/ North and Cicero Gold & More **OWNER:** Catherine Pavlatos

PREMISES AFFECTED: 4739 W. North Avenue

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