CITY OF CHICAGO - ZONING BOARD OF APPEALS **September 21, 2012**

121 N. LaSalle Street - Room 200

Present: Swain, McCabe-Miele, Toia, Santiago

9:00 AM

314-12-S **ZONING DISTRICT: C2-3 WARD: 46**

APPLICANT: 4858-70 N. Clark Street LLC

OWNER: Same

PREMISES AFFECTED: 4872 N. Clark Street

SUBJECT: Application for a special use to permit the establishment of a four-story 15-unit hotel building with 17 detached garage and outdoor on-site parking spaces.

Yes 4-0

ZONING DISTRICT: RT-4 WARD: 32 315-12-Z

APPLICANT: Ogden Partners, Inc. **OWNER:** Peerless Confection Company

PREMISES AFFECTED: 2711 N. Lakewood Avenue

SUBJECT: Application for a variation to reduce the required front yard setback from 9.6' to 5', reduce the rear yard setback from 12.67' to 3', reduce the north and south side yard setbacks from 6.4' to 3' and reduce the total side yard combination from 16' to 6' for a proposed three-story single-family residence.

Yes 4-0

316-12-7 **ZONING DISTRICT: RM-5 WARD: 43**

APPLICANT: 351 W. Dickens Condominium Association

OWNER: Same

PREMISES AFFECTED: 351-53 W. Dickens Avenue

SUBJECT: Application for a variation to reduce the required west side yard setback from 5' to zero for four open balconies with a spiral stair (also three open balconies and a rooftop deck on the east elevation) to an existing three-story 8-unit residential building.

Yes 4-0

317-12-7 **ZONING DISTRICT: RS-2 WARD: 30**

APPLICANT: Angela Yorath

OWNER: Same

PREMISES AFFECTED: 4026 W. Patterson Avenue

SUBJECT: Application for a variation to reduce the required west side yard setback from 5' to .92' for a proposed one-story rear addition with an open deck (also a one-story bay window on the east elevation) to an existing three-story single-family residence.

Yes 4-0

318-12-7 **ZONING DISTRICT: RT-4** WARD: 1

APPLICANT: 1324 N. Moorman, Inc

OWNER: Same

PREMISES AFFECTED: 1320 N. Moorman Street

SUBJECT: Application for a variation to reduce the required 11.7' front yard setbacks on a through lot to 5' on N. Moorman St. and zero on N. Hermitage Ave. and to reduce the north and south setbacks from 5' to 3' for a proposed two-story single-family residence.

Continuance 11/16 @ 2pm

319-12-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: 1324 N. Moorman Inc.

OWNER: Same

PREMISES AFFECTED: 1324 N. Moorman Street

SUBJECT: Application for a variation to reduce the required 7.63' front setbacks on a through lot to 5' on N. Moorman St. and zero on N. Hermitage Ave. and to reduce the required 5' unobstructed open space along the side of the property lines to 3' on the south and zero on the north for a proposed two-story single family residence.

Continuance 11/16 @ 2pm

320-12-S ZONING DISTRICT: B3-2 WARD: 26

APPLICANT: Michael Theodore Mazzone

OWNER: Same

PREMISES AFFECTED: 2535 W. North Avenue

SUBJECT: Application for a special use to permit the expansion of one residential dwelling unit below the second floor to convert an existing two-unit mixed-use building into a three dwelling unit building with ground floor commercial space.

Continuance 10/19 @ 2pm

321-12-S ZONING DISTRICT: B1-2 WARD: 48

APPLICANT: MB Financial Bank **OWNER:** Giannoulias Enterprises, L.P. **PREMISES AFFECTED:** 5930 N. Broadway

SUBJECT: Application for a special use to permit the establishment of a one-story bank with a two-lane

drive-through facility.

Yes 4-0

322-12-S ZONING DISTRICT: B1-2 WARD: 20

APPLICANT: Takada Dixon-Epps

OWNER: Neil Haleem/5900 & Wabash LLC **PREMISES AFFECTED:** 29 E. 59th Street

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

Continuance 10/19 @ 2pm

323-12-S ZONING DISTRICT: B1-2 WARD: 39

APPLICANT: Jose Santiago **OWNER:** Henry S. Kim

PREMISES AFFECTED: 3646 W. Lawrence Avenue

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

Yes 4-0

324-12-S ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: Sigma Salon & Spa, Inc.

OWNER: Zuric Builders LLC

PREMISES AFFECTED: 5768 N. Lincoln Avenue

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

Yes 4-0

325-12-S ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: Davaasuren Jigden

OWNER: 2045 LLC

PREMISES AFFECTED: 2041 N. Damen Avenue

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

Yes 3-1 (Swain, Toia, Santiago – Yes/McCabe-Miele – No)

326-12-S ZONING DISTRICT: B3-1 WARD: 17

APPLICANT: James Chambers DBA Cory's Barber Shop

OWNER: Eldridge Foster

PREMISES AFFECTED: 7122 S. Ashland Avenue

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

Continuance 10/19 @ 2pm

327-12-S ZONING DISTRICT: B1-1 WARD: 21

APPLICANT: C & G Barber Shop and Salon, LLC

OWNER: Standard Bank & Trust Company, Trust No. 12590 c/o Richard Jaffe

PREMISES AFFECTED: 9526 S. Halsted Street

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

Yes 4-0

328-12-Z ZONING DISTRICT: RT-3.5 WARD: 30

APPLICANT: Guillermina Sanchez

OWNER: Same

PREMISES AFFECTED: 2500-04 N. Long Avenue

SUBJECT: Application for a variation to reduce the required rear yard setback from 37.96' to 27.2' and reduce the north side yard setback from 5.7' to zero for a proposed one-story addition connecting a front and rear building to be de-converted from six dwelling units to five dwelling units.

Yes 4-0

329-12-S ZONING DISTRICT: B3-1 WARD: 21

APPLICANT: Jamar Group Inc. **OWNER:** Highland Community Bank

PREMISES AFFECTED: 1753-57 W. 87th Street

SUBJECT: Application for a special use to permit the establishment of a proposed one-story retail building with a drive through facility.

No 3-0 (Toia Recusal)

330-12-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: Heffernan Builders LLC

OWNER: Same

PREMISES AFFECTED: 3844 N. Marshfield Avenue

SUBJECT: Application for a variation to reduce the required front yard setback from 20' to 12' and reduce the total side yard combination from 5', with neither less than 2', to zero on the north and 3' on the south for a proposed two-story single-family residence.

Yes 3-0 (Toia Absent)

331-12-S ZONING DISTRICT: B3-2 WARD: 49

APPLICANT: The Northside Community Church

OWNER: Jarvis & Western LLC

PREMISES AFFECTED: 7335-41 N. Western Avenue

SUBJECT: Application for a special use to permit the establishment of a 70-seat religious assembly

within an existing one-story building.

Continuance 10/19 @ 2pm

332-12-Z ZONING DISTRICT: B3-2 WARD: 47

APPLICANT: TBS African Restaurant Inc.

OWNER: Thomas Christopoulos

PREMISES AFFECTED: 2541 W. Lawrence Avenue

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

Yes 3-0 (Toia Recusal) – Condition: Soundproof back wall of restaurant and limit closing hours to 2am weekdays and 3am Fri & Sat.

333-12-S ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: JCA Fund 11 LLC, Series 2338

OWNER: Same

PREMISES AFFECTED: 2338 N Leavitt Street

SUBJECT: Application for a special use to permit the expansion of an existing single-family residence

with a rear two-story addition.

<u>Yes 4-0</u>

334-12-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Bryan Tomany

OWNER: Same

PREMISES AFFECTED: 1942 N. Cleveland Avenue

SUBJECT: Application for a variation to reduce the rear yard open space from the required 167.43' to

zero for a proposed rear attached two-car garage with an open roof deck and a wood screen wall to an existing single-family residence.

Continuance 11/16 @ 2pm

335-12-S ZONING DISTRICT: POS-2 WARD: 47

APPLICANT: New Cingular Wireless PCS, LLC

OWNER: Chicago Park District

PREMISES AFFECTED: 4701 N. Ashland Avenue

SUBJECT: Application for a special use to permit the establishment of a 95' tall wireless communication facility (free standing monopole tower) with nine antennas and an equipment shelter within a public park.

Yes 4-0 - Address changed to 4726 N. Clark

336-12-Z ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Lakewood Avenue LLC

OWNER: Same

PREMISES AFFECTED: 2745 N. Lakewood Avenue LLC

SUBJECT: Application for a variation to reduce the required front yard setback from 14.91' to 8.58' for a

proposed three-story, three dwelling unit building with a detached garage and rooftop deck.

Yes 4-0

337-12-Z ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Lakewood Avenue LLC

OWNER: Same

PREMISES AFFECTED: 2743 N. Lakewood Avenue

SUBJECT: Application for a variation to reduce the required front yard setback from 14.91' to 8.58' for a

proposed three-story, three dwelling unit building with a detached garage and rooftop deck.

Yes 4-0

2:00 PM

338-12-S ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: 1738 N. Mohawk Condominium Association

OWNER: Hartei Sood

PREMISES AFFECTED: 1736 N. Mohawk Street

SUBJECT: Application for a special use to permit the establishment of proposed off-site accessory parking within a three-car garage to serve an existing three-unit residential building located at 1738 N.

Mohawk St. (garage predominately on 1738 N. Mohawk with 10" on 1736 N. Mohawk)

Yes 4-0

339-12-Z ZONING DISTRICT: C3-5 WARD: 32

APPLICANT: Sheffield Weed, LLC

OWNER: Same

PREMISES AFFECTED: 1555 N. Sheffield Avenue

SUBJECT: Application for a variation to reduce the required two loading spaces to one loading space to

serve a proposed three-story retail building.

Yes 4-0

340-12-S ZONING DISTRICT: C2-1 WARD: 27

APPLICANT: River City Community Church

OWNER: Same

PREMISES AFFECTED: 3707 W. Grand Avenue

SUBJECT: Application for a special use to permit the establishment of a 290-seat religious assembly

within an existing one-story building.

Yes 4-0

341-12-S ZONING DISTRICT: RS-3 WARD: 26

APPLICANT: River City Community Church

OWNER: Chicago Public Schools

PREMISES AFFECTED: 1234 N. Monticello Avenue

SUBJECT: Application for a special use to permit the establishment of off-site parking to serve a

religious assembly located at 3707 W. Grand Avenue.

Yes 4-0

342-12-Z ZONING DISTRICT: RS-3 WARD: 26

APPLICANT: River City Community Church

OWNER: Chicago Public Schools

PREMISES AFFECTED: 1234 N. Monticello Avenue

SUBJECT: Application for a variation for shared parking with different hours of operation between an

existing school and a religious assembly located at 3707 W. Grand Avenue.

Yes 4-0

343-12-Z ZONING DISTRICT: RT-4 WARD: 25

APPLICANT: Bates House Condominium Association

OWNER: Same

PREMISES AFFECTED: 1337 W. Flournoy Street

SUBJECT: Application for a variation to reduce the required west side yard setback from 2.3' to zero for a proposed two-story rear open porch for two (front and rear) two-story residential buildings on one lot.

Yes 4-0

344-12-S ZONING DISTRICT: RS-3 WARD: 3

APPLICANT: Chicago Transit Authority

OWNER: Same

PREMISES AFFECTED: 5446-58 S. Calumet Avenue/320-334 E. Garfield Boulevard

SUBJECT: Application for a special use to permit the expansion of a major utility for a proposed CTA

bus turnaround accessory to an existing CTA rail station and parking lot.

Yes 4-0

345-12-S ZONING DISTRICT: B1-2 WARD: 43

APPLICANT: XFL Trust

OWNER: Same

PREMISES AFFECTED: 709 W. Willow Street

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

floor for a single-family residence with a penthouse addition.

Yes 4-0

346-12-Z ZONING DISTRICT: B1-2 WARD: 43

APPLICANT: XFL Trust

OWNER: Same

PREMISES AFFECTED: 709 W. Willow Street

SUBJECT: Application for a variation to reduce the required rear yard setback from 30' to 2' for a single-

family residence with a penthouse addition.

Yes 4-0

347-12-A ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Robert Austin

OWNER: James & Anna-Isabella Wisman

PREMISES AFFECTED: 2467 N. Geneva Terrace

SUBJECT: Application for an Objectors Appeal for the granting of an administrative adjustment for the

property located at 2467 N. Geneva Terrace.

Continuance 11/16 @ 2pm

348-12-A ZONING DISTRICT: B3-3 WARD: 35

APPLICANT: Media Communications Inc.

OWNER: Julio & Digna Martinez

PREMISES AFFECTED: 2616 N. Milwaukee Avenue

SUBJECT: Application for an appeal from the decision of the Zoning Administrator to not permit a 1200 sq. ft./60' height off-premise/advertising sign on a pedestrian street, within 100' of a residential zoning district, exceeding the maximum total sign area allowed in a B3 District and within 300' of another off-premise sign.

Under Advisement

349-12-A ZONING DISTRICT: B3-3 WARD: 35

APPLICANT: Media Communications Inc.

OWNER: Julio & Digna Martinez

PREMISES AFFECTED: 2616 N. Milwaukee Avenue

SUBJECT: Application for an appeal from the decision of the Zoning Administrator to not permit a 1200 sq. ft./60' height off-premise/advertising sign on a pedestrian street, within 100' of a residential zoning district, exceeding the maximum total sign area allowed in a B3 District and within 300' of another off-premise sign.

Under Advisement

CONTINUANCES

180-12-S ZONING DISTRICT: C2-2 WARD: 49

APPLICANT: Salomon Granados Cansino

OWNER: Daniel Dankha

PREMISES AFFECTED: 6700 N. Clark Street

SUBJECT: Application for a special use to permit the establishment of nine required off-site parking

spaces to serve a banquet hall located at 6737 N. Clark Street.

Yes 3-0 (Toia Recusal)

181-12-Z ZONING DISTRICT: C2-2 WARD: 49

APPLICANT: Salomon Granados Cansino

OWNER: Daniel Dankha

PREMISES AFFECTED: 6700 N. Clark Street

SUBJECT: Application for a variation to establish off-street shared parking with different operating hours

to serve an on-site auto repair shop and off-site banquet hall located at 6700 N. Clark Street.

Yes 3-0 (Toia Recusal)

232-12-Z ZONING DISTRICT: RS-2 WARD: 33

APPLICANT: Brigid Pasulka & William Coffey

OWNER: Same

PREMISES AFFECTED: 2720 W. Windsor Avenue

SUBJECT: Application for a variation to reduce the required front setback from 20' to zero to allow parking within the front setback of a two-story single-family residence with the existing attached garage

converted into habitable space.

Withdrawal

234-12-S ZONING DISTRICT: DX-12 WARD: 2

APPLICANT: 8 East Ninth, LLC

OWNER: Same

PREMISES AFFECTED: 1-8 E. 9th Street

SUBJECT: Application for a special use to permit the leasing of 45% (107 spaces) of the required 238

parking spaces for non-building occupants within a mixed-use 248 dwelling-unit building.

Yes 4-0

239-12-S ZONING DISTRICT: B1-3 WARD: 3

APPLICANT: Khadijah Johnson/Duey International, Inc.

OWNER: Circuit Court of Cook County 11-CH-03268 c/o Michael Daniels, Court Appointed Receiver

PREMISES AFFECTED: 219 E. 31st Street

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

Continuance 10/19 @ 2pm

249-12-S ZONING DISTRICT: DX-12 WARD: 2

APPLICANT: East Eighth Street Associates, LLC

OWNER: Same

PREMISES AFFECTED: 2 East 8th Street

SUBJECT: Application for a special use to permit the establishment of a 204-space non-accessory

parking lot (existing parking garage in a mixed-use building).

Continuance 11/16 @ 2pm

250-12-S ZONING DISTRICT: DX-3 WARD: 27

APPLICANT: Hale 101 LLC

OWNER: Same

PREMISES AFFECTED: 14 N. Peoria Street

SUBJECT: Application for a special use to permit the establishment of an artist live/work space on the

ground floor of an existing 45 dwelling-unit mixed use building.

Yes 4-0

253-12-S ZONING DISTRICT: DX-16 WARD: 42

APPLICANT: Jean Kurji of Giovar Designs

OWNER: The Shops on Wabash

PREMISES AFFECTED: 21 N. Wabash Avenue

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

Yes 4-0

259-12-Z ZONING DISTRICT: RS-2 WARD: 50

APPLICANT: Jennifer and Jeremy Berg

OWNER: Same

PREMISES AFFECTED: 2915 W. Morse Avenue

SUBJECT: Application for a variation to reduce the required east side yard setback from 4.2' to 2.2' (the west side yard setback to be 4.9') and to reduce the total side setback combination from 12.7' to 6.11' for a proposed side two-story addition and front attached garage to an existing single-family residence.

No 3-1 (Swain – Yes/McCabe-Miele, Toia, Santiago – No)

269-12-Z ZONING DISTRICT: B3-1 WARD: 39

APPLICANT: Brito's Inc. DBA La Concordia

OWNER: Same

PREMISES AFFECTED: 3724 W. Montrose Avenue

SUBJECT: Application for a variation to permit the establishment of a public place of amusement license

for a restaurant located within 125' of a residential zoning district.

No 2-1 (Swain – Yes/McCabe-Miele, Santiago – No/Toia – Recusal)

283-12-S ZONING DISTRICT: B3-2 WARD: 49

APPLICANT: LVL Enterprise Corp.

OWNER: 7551 N. Ridge LLC

PREMISES AFFECTED: 2135 W. Howard Street

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

Continuance 10/19 @ 2pm

294-12-S ZONING DISTRICT: M1-2 WARD: 27

APPLICANT: USA BUILD LLC

OWNER: Same

PREMISES AFFECTED: 847 N. Larrabee Street

SUBJECT: Application for a special use to permit the establishment of a non-accessory parking lot.

Withdrawal

313-12-A ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: Outdoor Impact Inc.

OWNER: Rivera Quinones Ortiz Partnership

PREMISES AFFECTED: 3333-35 N. Clark Street

SUBJECT: Application for an appeal from the decision of the Zoning Administrator to not permit a 504 sq. ft./24' height off-premise/advertising sign within a 100' of a residential district and exceeding the maximum total sign area in a B3 District.

Under Advisement