

**CITY OF CHICAGO - ZONING BOARD OF APPEALS**

**December 21, 2012**

**121 N. LaSalle Street - Room 200**

Present: Swain, McCabe-Miele, Toia, Santiago

**9:00AM**

**408-12-S ZONING DISTRICT: B3-2 WARD: 8**

**APPLICANT:** Speedy Cash of Illinois, Inc. DBA Speedy Cash

**OWNER:** Chicago Title Land Trust/Trust # 5579 AKA C105579

**PREMISES AFFECTED:** 8701 S. Cottage Grove

**SUBJECT:** Application for a special use to permit the establishment of a payday loan facility.

Yes 4-0 – Condition: Security guard on-premise during all business hours – Address revised to 8701-09 S Cottage Grove Ave & 801-813 E 87<sup>th</sup> St

**409-12-S ZONING DISTRICT: DX-5 WARD: 2**

**APPLICANT:** The Corporation of the Presiding Bishopric of the Church of Jesus Christ of Latter Day Saints

**OWNER:** U.S. Bank NA c/o USB Properties Management

**PREMISES AFFECTED:** 816-826 N. Clark Street

**SUBJECT:** Application for a special use to permit the establishment of a six-story religious assembly with three levels of on-site parking and accessory uses including classrooms, offices and meeting rooms.

Yes 4-0 – Condition: Applicant must notify all property owners and building tenants of impact on obtaining liquor license within 100' of proposed church

**410-12-Z ZONING DISTRICT: DX-5 WARD: 2**

**APPLICANT:** The Corporation of the Presiding Bishopric of the Church of Jesus Christ of Latter Day Saints

**OWNER:** U.S. Bank NA c/o USB Properties Management

**PREMISES AFFECTED:** 816-826 N. Clark Street

**SUBJECT:** Application for a variation to reduce the required 50' off-street loading space to 25'x10, for a six-story religious assembly with three levels of on-site parking and accessory uses including classrooms, offices and meeting rooms.

Yes 4-0

**411-12-S ZONING DISTRICT: B3-2 WARD: 2**

**APPLICANT:** EZMB, LLC

**OWNER:** Same

**PREMISES AFFECTED:** 844 N. Damen Avenue

**SUBJECT:** Application for a special use to permit the establishment of a residential unit below the second floor for a rear two-story addition and second story addition to an existing non-conforming single-family residence.

Yes 4-0

**412-12-S ZONING DISTRICT: B3-5 WARD: 27**

**APPLICANT:** Rosemoor Hotel Properties, LLC

**OWNER:** Same

**PREMISES AFFECTED:** 1622 W. Jackson Boulevard

**SUBJECT:** Application for a special use to permit the establishment of an existing four-story 121 single-room occupancy unit building with a residential use below the second floor.

Yes 4-0

**413-12-S ZONING DISTRICT: B3-5 WARD: 5**

**APPLICANT:** Jomon Thomas

**OWNER:** Parkview Services Inc.

**PREMISES AFFECTED:** 6700 S. Jeffery Boulevard

**SUBJECT:** Application for a special use to permit the expansion of an existing convenience store/gas station from 578.8 sq.ft. to 1492.5 sq.ft. by adding a one-story addition.

Yes 4-0

**414-12-S ZONING DISTRICT: C1-1 WARD: 45**

**APPLICANT:** Assist Inc.

**OWNER:** Paul J. Quetschke & Co.

**PREMISES AFFECTED:** 4215 N. Milwaukee Avenue

**SUBJECT:** Application for a special use to permit the establishment of a day labor facility.

Yes 4-0

**415-12-S ZONING DISTRICT: C3-5 WARD: 27**

**APPLICANT:** JP Morgan Chase Bank, NA

**OWNER:** 1551 Kingsbury Partners LLC

**PREMISES AFFECTED:** 1551 N. Kingsbury Street

**SUBJECT:** Application for a special use to permit the establishment of a two-lane drive through facility for a proposed one-story bank.

Yes 4-0

**416-12-S ZONING DISTRICT: DX-5 WARD: 3**

**APPLICANT:** 2100 S. Indiana Avenue Equities, LLC

**OWNER:** Same

**PREMISES AFFECTED:** 2100 S. Indiana Avenue

**SUBJECT:** Application for a special use to permit the establishment of 5 dwelling units below the second floor within an existing four-story building being converted to 59 dwelling units with ground floor retail space.

Yes 4-0

**417-12-S ZONING DISTRICT: B3-2 WARD: 1**

**APPLICANT:** 2229 N. Clybourn, LLC

**OWNER:** Same

**PREMISES AFFECTED:** 2048 W. Division Street

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

Yes 4-0 – Condition: Special Use in name of Supercuts Inc.

**418-12-S ZONING DISTRICT: B3-2 WARD: 44**

**APPLICANT:** Reflexion Spa LLC

**OWNER:** Eric A. White and Bridget J. Doherty

**PREMISES AFFECTED:** 3416 N. Sheffield Avenue, Unit 1

**SUBJECT:** Application for a special use to permit the establishment of a spa establishment with accessory massage services.

Yes 4-0

**419-12-S ZONING DISTRICT: B1-1 WARD: 21**  
**APPLICANT:** Antonio Black DBA Lonnieluv Magic Touch  
**OWNER:** 251 W. 95th LLC  
**PREMISES AFFECTED:** 251 W. 95th Street  
**SUBJECT:** Application for a special use to permit the establishment of a hair salon/barber shop.

Yes 4-0

**420-12-S ZONING DISTRICT: B1-1 WARD: 19**  
**APPLICANT:** Johnnie Akons  
**OWNER:** Alex Pappas  
**PREMISES AFFECTED:** 2243 W. 111th Street  
**SUBJECT:** Application for a special use to permit the establishment of a barber shop.

Withdrawal

**421-12-S ZONING DISTRICT: B3-2 WARD: 48**  
**APPLICANT:** Isidro Munoz  
**OWNER:** Adbul Hameed  
**PREMISES AFFECTED:** 6337 N. Clark Street, Suite 1  
**SUBJECT:** Application for a special use to permit the establishment of a beauty salon.

Continuance 1/18 @ 2pm

**422-12-S ZONING DISTRICT: B3-2 WARD: 50**  
**APPLICANT:** Beproniya K. Hermz DBA Fabi Style Salon  
**OWNER:** R & D Management - Daniella Zipperstein  
**PREMISES AFFECTED:** 3106 W. Devon Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a beauty salon.

Yes 4-0

**423-12-S ZONING DISTRICT: B3-1 WARD: 34**  
**APPLICANT:** Zachary F. Shaw  
**OWNER:** Vroom Enterprises, Inc.  
**PREMISES AFFECTED:** 11133 S. Halsted Street  
**SUBJECT:** Application for a special use to permit the establishment of a barber shop.

Continuance 1/18 @ 2pm

**424-12-S ZONING DISTRICT: B1-2 WARD: 11**  
**APPLICANT:** Choon Sar Yau DBA Cos Nailz  
**OWNER:** Same  
**PREMISES AFFECTED:** 3343 S. Halsted Street  
**SUBJECT:** Application for a special use to permit the establishment of a hair/nail salon.

Yes 4-0

**425-12-S ZONING DISTRICT: B3-1 WARD: 15**  
**APPLICANT:** Risen Christ Baptist Church  
**OWNER:** Same  
**PREMISES AFFECTED:** 1934 W. Marquette Road  
**SUBJECT:** Application for a special use to permit the establishment of a 19-seat religious assembly.

Yes 3-0 (Toia Absent) – Seating capacity revised to 95 seats

**426-12-Z ZONING DISTRICT: RT-4 WARD: 32**  
**APPLICANT:** Eric Henschel  
**OWNER:** Same  
**PREMISES AFFECTED:** 2645 N. Bosworth Avenue  
**SUBJECT:** Application for a variation to reduce the required rear setback from 34.5' to 28'-8" for a rear one-story enclosed walkway addition and a rear one-story enclosed breezeway addition to an existing single-family residence.

No 4-0

**427-12-Z ZONING DISTRICT: B2-3 WARD: 44**  
**APPLICANT:** Sheffield and School Development LLC  
**OWNER:** Same  
**PREMISES AFFECTED:** 3301 N. Sheffield Avenue  
**SUBJECT:** Application for a variation to reduce the required rear yard setback from 30' to zero and reduce the north side yard setback from 2' to zero for a proposed six-story nine dwelling unit building with ground floor retail and interior parking.

Yes 3-0 (Swain Absent)

**428-12-S ZONING DISTRICT: B3-2 WARD: 24**  
**APPLICANT:** Asia Baptist Church  
**OWNER:** Same  
**PREMISES AFFECTED:** 2122 S. Pulaski Road  
**SUBJECT:** Application for a special use to permit the establishment of a 240-seat religious assembly.

Yes 4-0

**429-12-S ZONING DISTRICT: B3-2 WARD: 24**  
**APPLICANT:** Asia Baptist Church  
**OWNER:** Same  
**PREMISES AFFECTED:** 2133 S. Pulaski Road  
**SUBJECT:** Application for a special use to permit the establishment of a required 24-space off-site parking lot for a religious assembly located at 2122 S. Pulaski Rd.

Yes 4-0 – Parking lot revised to 22 spaces

**430-12-S ZONING DISTRICT: B3-2 WARD: 24**  
**APPLICANT:** Asia Baptist Church  
**OWNER:** Same  
**PREMISES AFFECTED:** 4007 W. 21st Place  
**SUBJECT:** Application for a special use to permit the establishment of a required 25-space off-site parking lot for a religious assembly located at 2122 S. Pulaski Rd.

Yes 4-0 – Parking lot revised to 11 spaces

**431-12-Z ZONING DISTRICT: RS-3 WARD: 1**

**APPLICANT:** John Grant

**OWNER:** James Boland

**PREMISES AFFECTED:** 2301 N. Maplewood Avenue

**SUBJECT:** Application for a variation to allow the conversion of a retail storefront unit into one dwelling unit in an existing building with three other dwelling units (variation to certify increased density, not to exceed more than one unit above its original construction).

Yes 4-0

**432-12-Z ZONING DISTRICT: RS-3 WARD: 15**

**APPLICANT:** Teresa and David Rocha

**OWNER:** Same

**PREMISES AFFECTED:** 3100 W. 44th Street

**SUBJECT:** Application for a variation to permit four dwelling units, one above the original three dwelling units (variation to certify increased density, not to exceed more than one unit above its original construction) and to reduce the east side yard setback from 2' to zero and the total side yard combination from 4.91' to 2.35' for a rear three-story porch.

Yes 4-0

**433-12-S ZONING DISTRICT: B3-3 WARD: 27**

**APPLICANT:** 1601-1617 W. Warren Land, LLC

**OWNER:** National University of Health Sciences

**PREMISES AFFECTED:** 1615 W. Warren Boulevard

**SUBJECT:** Application for a special use to permit the establishment of a residential use below the second floor for a proposed four-story 52 dwelling unit building.

Yes 4-0

**434-12-Z ZONING DISTRICT: B3-3 WARD: 27**

**APPLICANT:** 1601-1617 W. Warren Land LLC

**OWNER:** National University of Health Sciences

**PREMISES AFFECTED:** 1615 W. Warren Boulevard

**SUBJECT:** Application for a variation to reduce the required rear yard setback from 30' to 2' for a proposed four-story 52 dwelling unit building.

Yes 4-0

### CONTINUANCES

**377-12-S ZONING DISTRICT: DX-7 WARD: 42**

**APPLICANT:** Just Grapes, LLC

**OWNER:** Elm State Property, LLC

**PREMISES AFFECTED:** 1149 N. State Street

**SUBJECT:** Application for a special use to permit the establishment of a package goods store (retail wine store).

Yes 4-0

**400-12-S ZONING DISTRICT: B3-1 WARD: 30**

**APPLICANT:** Checkers Drive-In Restaurants, Inc.

**OWNER:** L.F.L. Properties, Inc.

**PREMISES AFFECTED:** 4320 W. North Avenue

**SUBJECT:** Application for a special use to permit the establishment of a one lane drive-through facility for a proposed restaurant within an existing one-story building.

Yes 3-0 (Toia Recusal)

**2:00PM**

**435-12-S ZONING DISTRICT: B3-2 WARD: 2**

**APPLICANT:** Windy City Media, LLC DBA Mario INK

**OWNER:** La Playa Investments, LLC

**PREMISES AFFECTED:** 1441 N. Ashland Avenue

**SUBJECT:** Application for a special use to permit the establishment of a tattoo/body art facility.

Yes 4-0

**436-12-S ZONING DISTRICT: B3-2 WARD: 44**

**APPLICANT:** Bullpen Chicago Inc.

**OWNER:** Chicago Title Land Trust Co. Trust # 1107629

**PREMISES AFFECTED:** 947-949 W. Addison Street

**SUBJECT:** Application for a special use to permit the establishment of a tavern within an existing one-story retail building.

Yes 4-0

**437-12-S ZONING DISTRICT: M1-2 WARD: 32**

**APPLICANT:** Heartland Illinois Food Corp. DBA Burger King

**OWNER:** 2701 N. Western Venture, LLC

**PREMISES AFFECTED:** 2701 N. Western Avenue

**SUBJECT:** Application for a special use to permit the establishment of a one-lane drive-through facility for an existing one-story restaurant.

Yes 3-0 (Toia Recusal) – Address revised to 2701-13 N Western Ave & 2336-46 W Schubert Ave

**438-12-S ZONING DISTRICT: B3-1 WARD: 10**

**APPLICANT:** Heartland Illinois Food Corp. DBA Burger King

**OWNER:** Spirit MasterFunding II LLC

**PREMISES AFFECTED:** 10550 S. Avenue B

**SUBJECT:** Application for a special use to permit the establishment of a one-lane drive-through facility for an existing one-story restaurant.

Yes 3-0 (Toia Recusal)

**439-12-S ZONING DISTRICT: B3-3 WARD: 26**

**APPLICANT:** Mia Property Acquisitions, LLC

**OWNER:** First Merit Bank NA

**PREMISES AFFECTED:** 1701-1705 N. Kedzie Avenue

**SUBJECT:** Application for a special use to permit the establishment of a residential use below the second floor for a proposed three-story nine dwelling unit building.

Yes 4-0

**CONTINUANCES**

**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. 31<sup>st</sup> Street  
**SUBJECT:** Application for a special use to permit the establishment of a hair salon.

Withdrawal

**304-12-S ZONING DISTRICT: B3-1/B3-5 WARD: 2**  
**APPLICANT:** Prologue, Inc. and Illinois not-for-profit  
**OWNER:** Same  
**PREMISES AFFECTED:** 3232 S. Dr. M.L. King Jr. Drive  
**SUBJECT:** Application for a special use to permit the establishment of a school within an existing two-story building.

Withdrawal

**357-12-Z ZONING DISTRICT: RS-3 WARD: 17**  
**APPLICANT:** Jatin Patel  
**OWNER:** Same  
**PREMISES AFFECTED:** 6701 S. Sangamon Street  
**SUBJECT:** Application for a variation to reduce the total required side yard combination from 5.84', with neither less than 2.33', to zero for a proposed open three-story porch on the south elevation and the replacement of a rear open three-story porch to an existing three-story residential building.

DWP

**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.

Continuance 2/15 @ 2pm