

CITY OF CHICAGO - ZONING BOARD OF APPEALS

August 17, 2012

121 N. LaSalle Street - Room 200

Present: Swain, McCabe-Miele, Toia, Santiago

Absent: Healey

274-12-Z ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: Newell Homes, Inc.

OWNER: The Daniel A. Wagner Living Trust, dated Oct. 14, 2002

PREMISES AFFECTED: 3764 N. Clark Street

SUBJECT: Application for a variation to reduce the required front yard setback from 6.1' to zero, reduce the total side yard combination from 9.8', with neither less than 3.9'. to 6.1' with 3-1/2' on each side for a proposed four-story six dwelling unit building with basement and rooftop stair enclosure.

Yes 4-0

275-12-S ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: Newell Homes, Inc.

OWNER: The Daniel A. Wagner Living Trust, dated Oct 14, 2002

PREMISES AFFECTED: 3764 N. Clark Street

SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor for a proposed four-story six dwelling unit building with basement and rooftop stair enclosure.

Yes 4-0

276-12-S ZONING DISTRICT: B3-5 WARD: 48

APPLICANT: McDonald's Corporation

OWNER: Chicago Title Land Trust Company Trust #38711

PREMISES AFFECTED: 5130 N. Sheridan Road

SUBJECT: Application for a special use to permit the expansion of a drive-through facility with two order stations and a one-story addition to an existing restaurant.

Yes 3-0 (Toia Recusal)

277-12-S ZONING DISTRICT: B3-3 WARD: 32

APPLICANT: NRG Clybourn Wrightwood, LLC

OWNER: Same

PREMISES AFFECTED: 2564-2586 N. Clybourn Avenue

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

Yes 4-0

278-12-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Richard Ashbeck

OWNER: Same

PREMISES AFFECTED: 1219 W. Montana Street

SUBJECT: Application for a variation to exceed the maximum height by not more than 10% to 33',

284-12-S **ZONING DISTRICT: B1-1** **WARD: 36**
APPLICANT: Maria D. Olaguez
OWNER: Same
PREMISES AFFECTED: 6970 W. North Avenue
SUBJECT: Application for a special use to permit the establishment of a beauty salon.

Yes 4-0

285-12-S **ZONING DISTRICT: B1-3** **WARD: 35**
APPLICANT: Penny Lane Studios, LLC
OWNER: VPRE Real Holdings, LLC
PREMISES AFFECTED: 2658 N. Sawyer Avenue
SUBJECT: Application for a special use to permit the establishment of a beauty salon.

Withdrawal

286-12-S **ZONING DISTRICT: B3-3** **WARD: 28**
APPLICANT: Nail Zone, LLC
OWNER: West Madison Properties
PREMISES AFFECTED: 3900 W. Madison Street
SUBJECT: Application for a special use to permit the establishment of a nail salon.

Yes 4-0

287-12-S **ZONING DISTRICT: B3-1** **WARD: 30**
APPLICANT: Shagufta Parveen
OWNER: Dan Khouri
PREMISES AFFECTED: 3101 W. Irving Park Road, Unit E
SUBJECT: Application for a special use to permit the establishment of a beauty salon.

Yes 4-0

288-12-S **ZONING DISTRICT: B3-2** **WARD: 25**
APPLICANT: Chocolate For Your Body Chicago, Inc.
OWNER: Victoria Gardens, LP
PREMISES AFFECTED: 1743 S. Halsted Street
SUBJECT: Application for a special use to permit the establishment of a massage establishment.

Yes 4-0

289-12-Z **ZONING DISTRICT: RS-3** **WARD: 16**
APPLICANT: Minnie Donner
OWNER: Same
PREMISES AFFECTED: 5931 S. Maplewood Avenue
SUBJECT: Application for a variation to reduce the required rear yard setback from 37.5' to zero for a proposed 6' tall (8' frame) by 30' length wood fence with a gate.

Yes 4-0 – Condition: Fence may be no taller than 8' – Top 2' must be permeable/not opaque

290-12-Z **ZONING DISTRICT: RS-3** **WARD: 35**
APPLICANT: North Star Trust # 10-12139
OWNER: Same

parking spaces within an existing 850-space parking garage to serve an office and classroom building located at 759 W. Belden Avenue.

Yes 4-0

296-12-S **ZONING DISTRICT: M1-1** **WARD: 31**
APPLICANT: Wendy's Old Fashioned Hamburgers
OWNER: Belmont 2006, LLC
PREMISES AFFECTED: 4140 W. Belmont Avenue
SUBJECT: Application for a special use to permit the establishment of a one-lane drive-through facility for a proposed one-story restaurant.

Yes 3-0 (Toia Recusal)

297-12-S **ZONING DISTRICT: B3-1** **WARD: 38**
APPLICANT: Wendy's Old Fashioned Hamburgers
OWNER: MGMC Properties, LLC
PREMISES AFFECTED: 3943 N. Harlem Avenue
SUBJECT: Application for a special use to permit the establishment of a one-lane drive-through facility for a proposed one-story restaurant.

Yes 3-0 (Toia Recusal)

298-12-S **ZONING DISTRICT: RS-3** **WARD: 34**
APPLICANT: Prentice Earl
OWNER: Same
PREMISES AFFECTED: 255 W. 112th Place
SUBJECT: Application for a special use to permit the establishment of a transitional residence.

Yes 4-0 – Condition: Limit residents to those with linkage agreement referrals – No walk-in residents

299-12-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Westford Development LLC
OWNER: Same
PREMISES AFFECTED: 2217 W. Cullom Avenue
SUBJECT: Application for a variation to reduce the required front yard setback from 17.7' to 12' for a proposed two-story single-family residence with basement and detached garage with rooftop deck.

Yes 4-0 – Revised setback to 13' at hearing

2:00 PM
300-12-S **ZONING DISTRICT: B3-5** **WARD: 48**
APPLICANT: UBBAR, LLC
OWNER: Broadway Clark Building Corp. c/o Josh Grossman
PREMISES AFFECTED: 4717-4759 N. Clifton Avenue
SUBJECT: Application for a special use to permit the establishment of a 14-space required accessory off-site parking lot to serve a banquet hall/special events facility located at 4713 N. Broadway.

Yes 4-0

301-12-S **ZONING DISTRICT: RS-3** **WARD: 16**
APPLICANT: Catholic Charities of the Archdiocese of Chicago
OWNER: Catholic Bishop of Chicago, a corporation sole
PREMISES AFFECTED: 6200-6232 S. Sangamon Street
SUBJECT: Application for a special use to permit the establishment of a transitional shelter.

Yes 4-0

302-12-S **ZONING DISTRICT: B1-2** **WARD: 10**
APPLICANT: Kreative Kidz Academy, Inc.
OWNER: Suite Living Development
PREMISES AFFECTED: 8942 S. Commercial Avenue
SUBJECT: Application for a special use to permit the establishment of 2-space required accessory parking lot to serve a day care center located at 8912 S. Commercial Ave.

Withdrawal

303-12-S **ZONING DISTRICT: B3-1** **WARD: 18**
APPLICANT: Cash America, Inc. of Illinois DBA Cash America Jewelry and Loan of Chicago
OWNER: 7900 S. Western Building, LLC
PREMISES AFFECTED: 7900 S. Western Avenue
SUBJECT: Application for a special use to permit the establishment of a pawn shop.

Continuance - 10/19 @ 2pm

304-12-S **ZONING DISTRICT: B3-1/B3-5** **WARD: 2**
APPLICANT: Prologue, Inc.
OWNER: Same
PREMISES AFFECTED: 3232 S. Dr. Martin Luther King Drive
SUBJECT: Application for a special use to permit the establishment of a school within an existing two-story building.

Continuance – 10/19 @ 2pm

305-12-S **ZONING DISTRICT: M2-3** **WARD: 3**
APPLICANT: Behrooz Moradi
PREMISES AFFECTED: 148 W. 43rd Street
OWNER: Behrooz Moradi
SUBJECT: Application for a special use to permit the establishment of an outdoor sports and recreation facility (paint ball venue).

Continuance – 10/19 @ 2pm

306-12-Z **ZONING DISTRICT: B2-3** **WARD: 25**
APPLICANT: Mario & Maria DiPaolo
OWNER: Same
PREMISES AFFECTED: 922 S. Carpenter Street
SUBJECT: Application for a variation to reduce the required front yard setback from 20' to 10' for a proposed required accessory off-site parking lot to serve an existing three-story mixed used building located at 1068-72 W. Taylor St.

Yes 4-0

307-12-S **ZONING DISTRICT: RS-3** **WARD: 15**
APPLICANT: Public Building Commission
OWNER: Public Building Commission/City of Chicago
PREMISES AFFECTED: 5624-28 S. Wolcott Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed non-required accessory off-site parking lot to serve an existing school located at 5650 S. Wolcott Ave.

Yes 4-0

308-12-Z **ZONING DISTRICT: RS-3** **WARD: 15**
APPLICANT: Public Building Commission
OWNER: Public Building Commission/City of Chicago
PREMISES AFFECTED: 5624-5628 S. Wolcott Avenue
SUBJECT: Application for a variation to reduce the required front yard setback from 20' to 8' for a proposed non-required accessory off-site parking lot to serve an existing school located at 5650 S. Wolcott Ave.

Yes 4-0

309-12-Z **ZONING DISTRICT: RS-2** **WARD: 36**
APPLICANT: Mary A. Leyland
OWNER: Same
PREMISES AFFECTED: 3520 N. Rutherford Avenue
SUBJECT: Application for a variation to reduce the required south side yard setback from 4' to zero (north side yard at 2.97') and reduce the total side yard combination from 9' to 2.97' for a 9' height x 59.77 linear feet fence.

Dismissal

310-12-S **ZONING DISTRICT: DX-16** **WARD: 42**
APPLICANT: Chicago Gold Buyer and Loan Inc. DBA Wedding Bands & Company
OWNER: TBG State Street LLC
PREMISES AFFECTED: 2 N. Wabash Avenue
SUBJECT: Application for a special use to permit the establishment of a valuable objects dealers license.

Yes 4-0

311-12-S **ZONING DISTRICT: C1-1** **WARD: 37**
APPLICANT: TTD Jewelry and Loan, LLC
OWNER: Grand Laramie Building, LLC
PREMISES AFFECTED: 5200 W. Grand Avenue
SUBJECT: Application for a special use to permit the establishment of a pawn shop.

Yes 4-0

312-12-A **ZONING DISTRICT: B3-2** **WARD: 50**
APPLICANT: Outdoor Impact Inc.
OWNER: Hasan S. Syed

PREMISES AFFECTED: 2317 S. Leavitt Street

SUBJECT: Application for a special use to permit the expansion of an existing two-story single-family residence for two proposed rear one-story additions and a rear second floor addition.

Yes 4-0