

CITY OF CHICAGO - ZONING BOARD OF APPEALS

June 15, 2012

121 N. LaSalle Street - Room 200

Present: Swain, McCabe-Miele, Toia, Santiago

Absent: Healey

9:00AM

187-12-S

ZONING DISTRICT: RT-4

WARD: 39

APPLICANT: Fairmont Care Center, Inc.

OWNER: Same

PREMISES AFFECTED: 5061 N. Pulaski Road

SUBJECT: Application for a special use to permit the expansion of an existing nursing home with three separate one-story additions.

Yes 4-0

188-12-Z

ZONING DISTRICT: RT-4

WARD: 39

APPLICANT: Fairmont Care Center, Inc.

OWNER: Same

PREMISES AFFECTED: 5061 N. Pulaski Road

SUBJECT: Application for a variation to reduce the required rear yard setback from 50' to 25' for a one-story addition to an existing nursing home.

Yes 4-0

189-12-S

ZONING DISTRICT: RT-4

WARD: 49

APPLICANT: Loyola University of Chicago

OWNER: Same

PREMISES AFFECTED: 1217-1239 W. Albion Avenue

SUBJECT: Application for a special use to permit the establishment of a 25-space accessory off-site parking lot (74 total spaces) to serve a proposed four-story retail and 41-dwelling unit building located at 6550-58 N. Sheridan Rd.

Yes 3-0 (McCabe-Miele – Recusal)

190-12-S

ZONING DISTRICT: RT-4

WARD: 49

APPLICANT: Loyola University of Chicago

OWNER: Same

PREMISES AFFECTED: 1217-39 W. Albion Avenue

SUBJECT: Application for a special use to permit the establishment of a 20-space non-accessory parking lot (74 total spaces).

Yes 3-0 (McCabe-Miele – Recusal)

191-12-S

ZONING DISTRICT: RS-3

WARD: 7

APPLICANT: Henry's Sober Living House, Inc.

OWNER: Henry McGhee, Jr.

PREMISES AFFECTED: 8242 S. Marquette Avenue

SUBJECT: Application for a special use to permit the establishment of a transitional residence.

Yes 4-0 – Condition: ZBA will review in one year for status of facility

192-12-Z **ZONING DISTRICT: B2-3** **WARD: 25**
APPLICANT: Mario & Maria DiPaolo
OWNER: Same
PREMISES AFFECTED: 1068-72 W. Taylor Street
SUBJECT: Application for a variation to reduce the required rear yard setback from 30' to zero for two rear one-story additions to an existing three-story mixed-use building.

Continuance 8/17 – 2pm

193-12-S **ZONING DISTRICT: RT-4** **WARD: 25**
APPLICANT: Mario & Maria DiPaolo
OWNER: Same
PREMISES AFFECTED: 922 S. Carpenter Street
SUBJECT: Application for a special use to permit the establishment of a required accessory off-site parking lot to serve an existing three-story mixed-use building located at 1068-72 W. Taylor Street.

Continuance 8/17 – 2pm

194-12-Z **ZONING DISTRICT: RS-1** **WARD: 41**
APPLICANT: Timothy Sanders
OWNER: Same
PREMISES AFFECTED: 6954 W. Hobart Avenue
SUBJECT: Application for a variation to reduce the required front yard setback from the required average to 15' and reduce the west side yard setback from 5.3' to 3.22' for a proposed front open porch and one, two and three-story additions to an existing single-family residence.

Yes 4-0

195-12-Z **ZONING DISTRICT: RS-3** **WARD: 30**
APPLICANT: Josafat Villada
OWNER: Same
PREMISES AFFECTED: 2542 N. Long Avenue
SUBJECT: Application for a variation to reduce the required total side yard combination 5', with neither less than 2', to 1.7' on north side with 3.7' on south side, reduce the rear setback from 35.4' to zero and reduce the rear yard open space from 225 sq. ft. to zero for a proposed rear one-story addition and conversion of an existing shed into a mud room to an existing single-family residence.

Yes 4-0

196-12-S **ZONING DISTRICT: B3-2** **WARD: 8**
APPLICANT: EZ Pawn Illinois, Inc.
OWNER: Chicago Title Land Trust Company
PREMISES AFFECTED: 8515 S. Cottage Grove Avenue
SUBJECT: Application for a special use to permit the establishment of a pawn shop.

Continuance 8/17 – 2pm

197-12-S **ZONING DISTRICT: C1-2** **WARD: 1**
APPLICANT: 2004-2008 W. Erie Street, LLC
OWNER: Gonnella Baking Co.
PREMISES AFFECTED: 2004 W. Erie Street

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

Yes 4-0

198-12-Z **ZONING DISTRICT: C1-2** **WARD: 1**

APPLICANT: 2004-2008 W. Erie Street, LLC

OWNER: Gonnella Baking Co.

PREMISES AFFECTED: 2004 W. Erie Street

SUBJECT: Application for a variation for a proposed six-dwelling unit building with insufficient lot area (5841.46 sq. ft.)

Yes 4-0

199-12-S **ZONING DISTRICT: C1-2** **WARD: 1**

APPLICANT: 2004-2008 W. Erie Street, LLC

OWNER: Gonnella Baking Co.

PREMISES AFFECTED: 2008 W. Erie Street

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

Yes 4-0

200-12-Z **ZONING DISTRICT: C1-2** **WARD: 1**

APPLICANT: 2004-2008 W. Erie Street, LLC

OWNER: Gonnella Baking Co.

PREMISES AFFECTED: 2008 W. Erie Street

SUBJECT: Application for a variation for a proposed six-dwelling unit building with insufficient lot area (5841.46 sq. ft.)

Yes 4-0

201-12-S **ZONING DISTRICT: C1-2** **WARD: 1**

APPLICANT: 2004-2008 W. Erie Street, LLC

OWNER: Gonnella Baking Co.

PREMISES AFFECTED: 2012 W. Erie Street

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

Yes 4-0

202-12-Z **ZONING DISTRICT: C1-2** **WARD: 1**

APPLICANT: 2004-2008 W. Erie Street, LLC

OWNER: Gonnella Baking Co.

PREMISES AFFECTED: 2012 W. Erie Street

SUBJECT: Application for a variation for a proposed six-dwelling unit building with insufficient lot area (5841.46 sq. ft.)

Yes 4-0

203-12-S **ZONING DISTRICT: B3-5** **WARD: 25**

APPLICANT: William Barbaro

OWNER: Applicant as beneficiary of North Star Trust # LB10-1897
PREMISES AFFECTED: 251-69 W. Cermak Road/2207-09 S. Princeton Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed 81-room hotel and retail building.

Continuance 8/17 – 2pm

204-12-Z **ZONING DISTRICT: B3-5 WARD: 25**
APPLICANT: William Barbaro
OWNER: Applicant as beneficiary of North Star Trust # LB10-1897
PREMISES AFFECTED: 251-69 W. Cermak Road/2207-09 S. Princeton Avenue
SUBJECT: Application for a variation to waive one required loading berth for a proposed 81-room hotel and retail building.

Continuance 8/17 – 2pm

205-12-S **ZONING DISTRICT: B3-1 WARD: 45**
APPLICANT: McDonald's USA, LLC
OWNER: Franchise Realty Investment Trust - IL
PREMISES AFFECTED: 4320 N. Cicero Avenue
SUBJECT: Application for a special use to permit the establishment of a two-lane drive through facility to serve an existing one-story restaurant.

Yes 3-0 (Toia Recusal) – Condition: Bollards placed on site

206-12-S **ZONING DISTRICT: C1-2 WARD: 16**
APPLICANT: McDonald's Corporation
OWNER: Barbara Frankel Trust
PREMISES AFFECTED: 6336 S. Ashland Avenue
SUBJECT: Application for a special use to permit the expansion of an existing drive-through facility (adding order station) to serve an existing one-story restaurant.

Yes 3-0 (Toia Recusal)

207-12-S **ZONING DISTRICT: B3-2 WARD: 44**
APPLICANT: Anthony L. Wojewocki
OWNER: Cathy Cannon
PREMISES AFFECTED: 3240 N. Clark Street
SUBJECT: Application for a special use to permit the establishment of a liquor store.

Yes 4-0 – Condition: Items contained in Ald. Tunney letter

208-12-S **ZONING DISTRICT: B1-1 WARD: 14**
APPLICANT: Xtyle Cutz, Inc.
OWNER: Reginald Odom
PREMISES AFFECTED: 4109 W. 47th Street, Rear
SUBJECT: Application for a special use to permit the establishment of a barber shop.

Yes 4-0

209-12-S **ZONING DISTRICT: B3-1 WARD: 1**
APPLICANT: Twisted Scissors LLC

OWNER: Chicago Title Land Trust Company Trust #0001105500, James R. Petrozzini sole beneficiary

PREMISES AFFECTED: 2001-07 N. Point Street

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

Yes 4-0

210-12-S

ZONING DISTRICT: B3-2 WARD: 22

APPLICANT: Brenda Flores

OWNER: Alfredo Avila

PREMISES AFFECTED: 2500 S. Drake Street, Unit 3B

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

Yes 4-0

211-12-S

ZONING DISTRICT: B3-3 WARD: 32

APPLICANT: Spa Envy, Inc.

OWNER: LKAL, LLC

PREMISES AFFECTED: 2300 W. Armitage Avenue

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

Yes 4-0

212-12-S

ZONING DISTRICT: B3-2 WARD: 9

APPLICANT: Jennifer Malone

OWNER: Than Tai Investment, LLC

PREMISES AFFECTED: 11316 S. Michigan Avenue

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

Yes 4-0

213-12-S

ZONING DISTRICT: B3-2 WARD: 49

APPLICANT: Unique Evolution Hair Clinic

OWNER: 6981 Sheridan Inc.

PREMISES AFFECTED: 6975 N. Sheridan Road

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

Yes 4-0

214-12-S

ZONING DISTRICT: B3-1 WARD: 34

APPLICANT: Nhu Quynh Thi Pam

OWNER: H Squared Investments

PREMISES AFFECTED: 11645 S. Halsted Street

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

Yes 4-0

CONTINUANCE

117-12-S

ZONING DISTRICT: B1-3 WARD: 45

APPLICANT: Chicago Tabernacle of the Assemblies of God

OWNER: Portage Park Partnership

PREMISES AFFECTED: 4042-60 N. Milwaukee Avenue

SUBJECT: Application for a special use to permit the establishment of a 1,000-seat religious assembly within an existing theater. The proposed religious assembly will also have two and three-story additions to an existing three-story building with retail uses and 34 residential dwelling units to be de-converted to 15 residential dwelling units.

Continuance 7/20 – 2pm

2:00PM

215-12-S

ZONING DISTRICT: B3-2 WARD: 22

APPLICANT: Miguel Ceballos La Elegancia Barber Shop

OWNER: Jose A. Lopez

PREMISES AFFECTED: 3410 W. 26th Street

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

Yes 4-0

216-12-S

ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: Toan Boa Truong

OWNER: Handler-Wells Joint Venture, LLC

PREMISES AFFECTED: 2924 N. Ashland Avenue

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

Yes 4-0

217-12-Z

ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Joseph & Amy Kartheiser

OWNER: Same

PREMISES AFFECTED: 2237 N. Seminary Avenue

SUBJECT: Application for a variation to reduce the required north side yard setback from 2' to zero (south side yard setback to be 2.57') and reduce the combined side yard setback from the required 4.8' to 2.57' for a proposed rear one-story addition to a two-dwelling unit building being de-converted to a single-family residence.

Yes 4-0

218-12-Z

ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: 2242 N. Seminary LLC

OWNER: Same

PREMISES AFFECTED: 2242 N. Seminary Avenue

SUBJECT: Application for a variation to reduce the required rear yard setback from 37.2' to 25.25' for a proposed three-story three dwelling unit building with a detached garage with roof deck.

Yes 4-0

219-12-Z

ZONING DISTRICT: RS-3 WARD: 35

APPLICANT: Martin Cameron

OWNER: Same

PREMISES AFFECTED: 3039 N. Christiana Avenue

SUBJECT: Application for a variation to reduce the required front yard setback from 20' to 5'-5" for a proposed front three-story porch to an existing 2 ½-story three-dwelling unit building.

220-12-S **ZONING DISTRICT: C1-1 WARD: 34**
APPLICANT: Halsted Quick Mart & Cellular, Inc., Mohammad Ata, President
OWNER: Philip Cocomise
PREMISES AFFECTED: 12201-12209 S. Halsted Street
SUBJECT: Application for a special use to permit the establishment of a one-lane drive-through facility to serve an existing one-story retail building.

No 4-0

221-12-Z **ZONING DISTRICT: RT-4 WARD: 2**
APPLICANT: Anna and Philip Wagler
OWNER: Same
PREMISES AFFECTED: 2450 W. Arthington Avenue
SUBJECT: Application for a variation to reduce the off-street parking requirement by not more than one parking space and reduce the minimum lot area by not less than 90% of the required 3,000 sq. ft. minimum lot area for a proposed conversion of a two-dwelling unit building into a three-dwelling building.

Yes 4-0

222-12-S **ZONING DISTRICT: B3-2 WARD: 50**
APPLICANT: Mountain of Fire and Miracles Ministries Chicago North, Inc.
OWNER: Jewish Vocational Service Employment Center
PREMISES AFFECTED: 2008-20 W. Devon Avenue
SUBJECT: Application for a special use to permit the establishment of a 208-seat religious assembly within an existing building.

Yes 4-0

223-12-Z **ZONING DISTRICT: RT-4 WARD: 1**
APPLICANT: GRP New Home LLC, Geoff Pierce
OWNER: Same
PREMISES AFFECTED: 1856 W. Erie Street
SUBJECT: Application for a variation to reduce the required combined side yard setback from 4.8', with neither less than 2', to 3.61' with a zero west side yard for a proposed rear two-story addition and open porch with roof deck for a proposed conversion from a two-story two-dwelling unit building into a single-family residence with a detached garage.

Yes 4-0

224-12-S **ZONING DISTRICT: M2-3 WARD: 32**
APPLICANT: Chicago Blue Dolphins, LLC
OWNER: 2230 N. Elston, LLC
PREMISES AFFECTED: 2220-30 N. Elston Avenue
SUBJECT: Application for a special use to permit the establishment of an indoor sport and recreation (swimming) facility within an existing two-story building.

Yes 4-0

225-12-S **ZONING DISTRICT: B3-3 WARD: 35**

APPLICANT: 3143 W. Logan Blvd, LLC
OWNER: Saul Osacky
PREMISES AFFECTED: 3143 W. Logan Boulevard
SUBJECT: Application for a special use to permit the establishment of a tavern.

Yes 4-0

226-12-S **ZONING DISTRICT: M2-2 WARD: 17**
APPLICANT: South Chicago Iron and Metal
OWNER: Summa Resources, Ltd.
PREMISES AFFECTED: 1313 W. 74th Street
SUBJECT: Application for a special use to permit the establishment of a Class IVA recycling facility.

Continuance 8/17 – 2pm

227-12-Z **ZONING DISTRICT: RS-2 WARD: 38**
APPLICANT: James Suh
OWNER: Same
PREMISES AFFECTED: 4054 N. Kilbourn Avenue
SUBJECT: Application for a variation to reduce the required north side setback from 5' to zero for a proposed rear two-story addition and bay addition and a rear one-story deck for a proposed conversion from a two-story two-dwelling unit building to a single-family residence.

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

CONTINUANCES

67-12-Z **ZONING DISTRICT: RS-1 WARD: 45**
APPLICANT: James Brady and Marianne Brady
OWNER: Same
PREMISES AFFECTED: 6130 N. Legett Avenue
SUBJECT: Application for a variation to increase the maximum floor area ratio by not more than 10% from the required .5 to .6 and to reduce the side yard combination from the required 13.5' to 10.21', with neither less than 5', with the north side setback to be 3.02' and the south setback to be 7.19' for a proposed rear one-story addition, second floor front addition and a second floor rear addition to an existing single family residence.

Continuance 7/20 – 2pm

75-12-S **ZONING DISTRICT: C1-2 WARD: 1**
APPLICANT: Sergiy Lishchuk
OWNER: Same
PREMISES AFFECTED: 2542 W. Chicago Avenue, Ste. 1
SUBJECT: Application for a special use to permit the establishment of a day labor employment agency on the 1st floor of a 4-story three dwelling unit building.

Withdrawal

88-12-S **ZONING DISTRICT: B3-2 WARD: 11**
APPLICANT: Asanteman Association of Chicago & Midwest, Inc. and Amaniampong Social Club

OWNER: Teamsters Local 710

PREMISES AFFECTED: 4217 S. Halsted Street

SUBJECT: Application for a special use to permit the establishment of a private social club within an existing two-story building.

Dismissal

93-12-Z

ZONING DISTRICT: RM-6.5 WARD: 46

APPLICANT: Haim Gabi

OWNER: Same

PREMISES AFFECTED: 655 W. Irving Park Road, 56th Floor

SUBJECT: Application for a variation to allow a non-conforming substitution of use from a storage facility to a retail cafe-shop on the 56th floor of an existing residential building.

Withdrawal

126-12-S

ZONING DISTRICT: RT-4 WARD: 28

APPLICANT: Breakthrough Urban Ministries, Inc.

OWNER: Same

PREMISES AFFECTED: 3322-3330 W. Carroll Avenue

SUBJECT: Application for a special use to permit the establishment of a community center with accessory uses in an existing 2-story building with 6 on-site parking spaces.

Yes 4-0

127-12-S

ZONING DISTRICT: RT-4 WARD: 28

APPLICANT: Breakthrough Urban Ministries, Inc.

OWNER: Same

PREMISES AFFECTED: 3322-3330 W. Carroll Avenue

SUBJECT: Application for a special use to permit the establishment of a transitional shelter (temporary overnight shelter) with accessory uses in an existing 2-story building with 6 on-site parking spaces.

Yes 4-0

148-12-S

ZONING DISTRICT: M3-3 WARD: 32

APPLICANT: Tennis Corporation of America DBA Midtown Tennis Club

OWNER: Same

PREMISES AFFECTED: 2416-76 N. Elston Avenue/2000-50 W. Fullerton Avenue

SUBJECT: Application for a special use to permit the expansion of an existing sports and recreation participant facility (tennis club) with 1, 2 and 4-story additions to the existing 2-story building.

Yes 4-0

176-12-Z

ZONING DISTRICT: B1-1 WARD: 47

APPLICANT: Joseph B. Burton

OWNER: Barnaby Wald/ CT&T # 1079298

PREMISES AFFECTED: 2054 W. Irving Park Road

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

Yes 4-0