

CITY OF CHICAGO - ZONING BOARD OF APPEALS

June 21, 2013

121 N. LaSalle Street - Room 200

Present: Swain, McCabe-Miele, Toia, Martinez-Faye, O'Grady

9:00AM

CONTINUANCES

89-13-S **ZONING DISTRICT: B3-1** **WARD: 31**
APPLICANT: M & M Food & Dollar Store
OWNER: Domain Realty
PREMISES AFFECTED: 5026 W. Diversey Avenue
SUBJECT: Application for a special use to permit the establishment of a valuable objects dealer license.

Dismissal

158-13-S **ZONING DISTRICT: B3-1** **WARD: 21**
APPLICANT: Jamar Group Properties, LLC
OWNER: Same
PREMISES AFFECTED: 1753-1757 W. 87th Street
SUBJECT: Application for a special use to permit the establishment of a one-lane drive-through facility for a proposed restaurant within a proposed three-unit commercial building.

Yes 3-0 (Toia – Recusal, O'Grady – Absent)

REGULAR AGENDA

194-13-S **ZONING DISTRICT: B1-1** **WARD: 19**
APPLICANT: Beverly Western Partners LLC
OWNER: Chris Pappas/CP 107 LL
PREMISES AFFECTED: 10637-59 S. Western Avenue
SUBJECT: Application for a special use to permit the establishment of a one-lane drive-through facility to serve a proposed restaurant.

Yes 4-0 (Toia – Recusal) Condition: Alley vacation completed prior to building permit

195-13-S **ZONING DISTRICT: M3-3** **WARD: 32**
APPLICANT: Wendy's Old Fashioned Hamburgers of New York, Inc.
OWNER: same
PREMISES AFFECTED: 2312-26 N. Ashland Avenue
SUBJECT: Application for a special use to permit the establishment of a one-lane drive-through facility to serve an existing restaurant.

Yes 4-0 (Toia – Recusal)

196-13-S **ZONING DISTRICT: B3-2** **WARD: 8**

APPLICANT: Wendy's Old Fashioned Hamburgers of New York, Inc.

OWNER: Same

PREMISES AFFECTED: 8635-49 S. Stony Island Avenue

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

Yes 4-0 (Toia – Recusal)

197-13-S

ZONING DISTRICT: B3-1

WARD: 13

APPLICANT: Checkers Drive Through Restaurants, Inc.

OWNER: MB Financial Bank, N.A.

PREMISES AFFECTED: 6401 W. Archer Avenue

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

Continuance – 8/16 at 9am

198-13-S

ZONING DISTRICT: B3-1

WARD: 9

APPLICANT: Diya 103rd King, LLC

OWNER: GNK Investments, Inc.

PREMISES AFFECTED: 350 E. 103rd Street

SUBJECT: Application for a special use to permit the establishment of a one-lane drive-through facility to serve a proposed restaurant.

Yes 4-0 (Toia – Recusal)

199-13-S

ZONING DISTRICT: B3-1

WARD: 34

APPLICANT: Maika Pajimna DBA Nail Elements

OWNER: Quality First Corporation

PREMISES AFFECTED: 2008 W. 119th Street

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

Yes 5-0

200-13-S

ZONING DISTRICT: B3-1.5

WARD: 47

APPLICANT: Julio Mendez

OWNER: Galiatos & Grammatikakis

PREMISES AFFECTED: 1744 W. Lawrence Avenue

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

Yes 5-0

201-13-S

ZONING DISTRICT: B3-3

WARD: 45

APPLICANT: Luxe Blue Ltd. DBA Luxe Blue Salon & Spa

OWNER: JCT Investment LLC

PREMISES AFFECTED: 4816 W. Irving Park Road

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

Yes 5-0

202-13-S **ZONING DISTRICT: PMD #2** **WARD: 2**
APPLICANT: OCP Acquisitions, LLC DBA Subsational
OWNER: Operations & Capital Partners, LLC
PREMISES AFFECTED: 1322 W. North Avenue
SUBJECT: Application for a special use to permit the establishment of a car wash facility.

Continuance – 8/16 at 2pm

203-13-S **ZONING DISTRICT: PMD #9** **WARD: 28**
APPLICANT: St. Clair Haywood
OWNER: Louis Winfield
PREMISES AFFECTED: 4209-11 W. Lake Street
SUBJECT: Application for a special use to permit the establishment of a car wash facility.

Continuance – 8/16 at 2pm

204-13-S **ZONING DISTRICT: B3-2** **WARD: 40**
APPLICANT: Summit Oil Company, Inc.
OWNER: Cal-Pete Mobil Service, Inc
PREMISES AFFECTED: 2758 W. Peterson Avenue
SUBJECT: Application for a special use to permit the establishment of a gas station.

Continuance – 8/16 at 2pm

205-13-Z **ZONING DISTRICT: B3-2** **WARD: 40**
APPLICANT: Summit Oil Company, Inc.
OWNER: Cal-Pete Mobil Service, Inc.
PREMISES AFFECTED: 2758 W. Peterson Avenue
SUBJECT: Application for a variation from the minimum 20,000 sq. ft. lot area for a proposed gas station provided it has a least 10,000 sq. ft. of lot area (proposed station has 12,045 sq. ft.)

Continuance – 8/16 at 2pm

206-13-Z **ZONING DISTRICT: RM-5** **WARD: 46**
APPLICANT: Sonco Real Estate LLC, 920 W. Cullom Series
OWNER: Same
PREMISES AFFECTED: 920 W. Cullom Avenue
SUBJECT: Application for a variation to reduce the required front yard setback from 12.02' to 1.54', reduce the east side yard setback from 2.76' to 2.25', reduce the west side yard setback from 2.76' to .42', reduce the total side yard combination from 6.9' to 2.67' and exceed the existing floor area of 8,708 sq. ft. by not more than 15% with proposed fifth floor additions and a front open fifth floor balcony to an existing four-story six dwelling-unit building to be converted to a seven dwelling-unit building.

Yes 4-0 (Swain – Absent)

212-13-S **ZONING DISTRICT: DX-16** **WARD: 42**
APPLICANT: Chicago Vacation Rentals, Inc.
OWNER: 55 East Washington Development, LLC
PREMISES AFFECTED: 55 E. Washington Street, Unit 1904
SUBJECT: Application for a special use to permit the establishment of a vacation rental unit.

Yes 5-0

213-13-S **ZONING DISTRICT: DX-16** **WARD: 42**
APPLICANT: Chicago Vacation Rentals, Inc.
OWNER: 55 East Washington Development, LLC
PREMISES AFFECTED: 55 E. Washington Street, Unit 1905
SUBJECT: Application for a special use to permit the establishment of a vacation rental unit.

Yes 5-0

214-13-S **ZONING DISTRICT: DX-16** **WARD: 42**
APPLICANT: Chicago Vacation Rentals, Inc.
OWNER: 55 East Washington Development, LLC
PREMISES AFFECTED: 55 E. Washington Street, Unit 1906
SUBJECT: Application for a special use to permit the establishment of a vacation rental unit.

Yes 5-0

215-13-S **ZONING DISTRICT: DX-16** **WARD: 42**
APPLICANT: Chicago Vacation Rentals, Inc.
OWNER: 55 East Washington Development, LLC
PREMISES AFFECTED: 55 E. Washington Street, Unit 1907
SUBJECT: Application for a special use to permit the establishment of a vacation rental unit.

Yes 5-0

216-13-S **ZONING DISTRICT: DX-16** **WARD: 42**
APPLICANT: Chicago Vacation Rentals, Inc.
OWNER: 55 East Washington Development, LLC
PREMISES AFFECTED: 55 E. Washington Street, Unit 1902
SUBJECT: Application for a special use to permit the establishment of a vacation rental unit.

Yes 5-0

217-13-S **ZONING DISTRICT: RM-5** **WARD: 44**
APPLICANT: Baldwin Commodities Corporation
OWNER: Lucian T. Baldwin, III
PREMISES AFFECTED: 860 W. Aldine Avenue, Unit 1
SUBJECT: Application for a special use to permit the establishment of a vacation rental unit.

Yes 3-2 (Yes – Swain, McCabe-Miele, Martinez-Faye/No – Toia, O’Grady)

218-13-S **ZONING DISTRICT: DR-3** **WARD: 2**
APPLICANT: 24 West Chestnut LLC
OWNER: Same
PREMISES AFFECTED: 24 W. Chestnut Street
SUBJECT: Application for a special use to permit the establishment of a vacation rental unit.

Continuance – 8/16 @ 2pm

2:00PM

219-13-S **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: A Fresh Start Sober Living Environments, Inc.
OWNER: EMZB, LLC
PREMISES AFFECTED: 2334 W. Diversey Avenue
SUBJECT: Application for a special use to permit the establishment of a transitional residence within an existing two-story building.

Continuance – 8/16 @ 2pm

220-13-S **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: A Fresh Start Sober Living Environments, Inc.
OWNER: Gustavo Montes
PREMISES AFFECTED: 2128 N. Winchester Avenue
SUBJECT: Application for a special use to permit the establishment of a transitional residence within an existing two-story building.

Continuance – 8/16 @ 2pm

221-13-S **ZONING DISTRICT: B3-1** **WARD: 38**
APPLICANT: Halina Sedelmaier DBA Whitestock Inc.
OWNER: Same
PREMISES AFFECTED: 8303 W. Irving Park Road
SUBJECT: Application for a special use to permit the establishment of an outdoor patio for an existing tavern.

Continuance – 8/16 @ 2pm

222-13-S **ZONING DISTRICT: B3-2** **WARD: 44**
APPLICANT: Que Syrah Fine Wines, LLC
OWNER: Matthew Wilbur
PREMISES AFFECTED: 3714 N. Southport Avenue
SUBJECT: Application for a special use to permit the establishment of a liquor store (wine shop).

Yes 5-0

223-13-S **ZONING DISTRICT: B3-3** **WARD: 33**
APPLICANT: Pius Newell
OWNER: Same

228-13-Z **ZONING DISTRICT: RS-2** **WARD: 30**
APPLICANT: Public Building Commission
OWNER: Same
PREMISES AFFECTED: 6020 W. George Street/2941 N. McVicker Avenue
SUBJECT: Application for a variation to exceed the maximum allowed .65 floor area ratio for a proposed 70' x 70' one-story 4,900 sq. ft. modular classroom addition to an existing two-story school.

Yes 5-0

229-13-Z **ZONING DISTRICT: RM-5** **WARD: 3**
APPLICANT: Winterberry Place, Inc.
OWNER: Same
PREMISES AFFECTED: 4800 S. Calumet Avenue
SUBJECT: Application for a variation to reduce the required front yard setback from 15' to zero for four front open balconies to an existing three-story multi-unit building.

Yes 5-0

230-13-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: Evergreen Parks, LLC
OWNER: Same
PREMISES AFFECTED: 1338 N. Damen Avenue/2016 W. Evergreen Avenue
SUBJECT: Application for a variation to reduce the required minimum lot area from 12,000 sq. ft. to 10,950 sq. ft. (not less than 90% of required lot area) and increase the existing floor area by not more than 15% from 12,986 sq. ft. to 14,933.9 sq. ft. to convert a former religious assembly front building into an 11 dwelling-unit building with a rear one dwelling-unit building to remain, for a total of 12 dwelling units.

Yes 5-0

231-13-S **ZONING DISTRICT: B3-3** **WARD: 5**
APPLICANT: South Shore Jewelry & Loan, Inc.
OWNER: Dennis S. Kroll
PREMISES AFFECTED: 1861 E. 71st Street
SUBJECT: Application for a special use to permit the establishment of a pawn shop.

Continuance – 8/16 @ 2pm

232-13-S **ZONING DISTRICT: C1-2** **WARD: 2**
APPLICANT: 1623 Wolcott, LLC c/o John Searls
OWNER: Same
PREMISES AFFECTED: 1621-23 N. Wolcott Avenue
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor for a proposed three-story single-family residence with an attached two-car garage.

Continuance – 8/16 at 2pm

233-13-S **ZONING DISTRICT: B1-2** **WARD: 1**
APPLICANT: 1327 W. Grand, LLC
OWNER: Standard Bank Trust 16688
PREMISES AFFECTED: 1327-29 W. Grand Avenue
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor for a proposed three-story six dwelling-unit building.

Yes 4-0 (Swain – Absent)

234-13-S **ZONING DISTRICT: DX-7** **WARD: 3**
APPLICANT: 1330 S. Michigan LLC
OWNER: Same
PREMISES AFFECTED: 1330 S. Michigan Avenue
SUBJECT: Application for a special use to permit the expansion of an existing 37-space non-accessory parking lot with 21 additional parking spaces.

Yes 4-0 (Swain – Absent)

235-13-S **ZONING DISTRICT: RM-5** **WARD: 5**
APPLICANT: Mission of Our Lady of Mercy, Inc.
OWNER: Same
PREMISES AFFECTED: 6853-57 S. Ridgeland Avenue
SUBJECT: Application for a special use to permit the establishment of a transitional residence within an existing four-story building.

Yes 5-0

CONTINUANCES

252-12-Z **ZONING DISTRICT: B3-3** **WARD: 1**
APPLICANT: Tice, Inc. DBA Standard Bar & Grill
OWNER: 1332 N. Milwaukee, Inc.
PREMISES AFFECTED: 1332 N. Milwaukee 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 a residential zoning district.

Yes 4-0 (Toia – Recusal)

118-13-S **ZONING DISTRICT: M2-3** **WARD: 12**
APPLICANT: Chicago Blast Soccer Club, Inc.
OWNER: CMP Chicago Business Center, LLC
PREMISES AFFECTED: 2600 W. 35th Street
SUBJECT: Application for a special use to permit the establishment of an indoor sports and recreation facility (indoor soccer facility).

Yes 5-0

122-13-S **ZONING DISTRICT: B3-1** **WARD: 17**
APPLICANT: EZPAWN Illinois, Inc.
OWNER: Gillespie Properties, LLC
PREMISES AFFECTED: 6722-36 S. Western Avenue
SUBJECT: Application for a special use to permit the establishment of a pawn shop.

Yes 4-0 (Swain – Abstain) Condition: DHED approval of building elevations and site plan prior to building permit

147-13-S **ZONING DISTRICT: B3-3** **WARD: 46**
APPLICANT: North Buena Market, Inc.
OWNER: 4200 N. Broadway, LLC
PREMISES AFFECTED: 4200 N. Broadway
SUBJECT: Application for a special use to permit the establishment of a liquor store.

Yes 5-0

151-13-S **ZONING DISTRICT: B1-1/M1-2** **WARD: 10**
APPLICANT: Claretians, Inc.
OWNER: Claretians, Inc. and Regional Transportation Authority
PREMISES AFFECTED: 9052-56 S. Brandon Avenue/3124-34 E. 91st Street
SUBJECT: Application for a special use to permit the establishment of an off-site non-required accessory parking lot to serve a church located at 3200 E. 91st Street.

Continuance – 7/19 at 2pm

152-13-S **ZONING DISTRICT: B3-2** **WARD: 30**
APPLICANT: Joseph Barats
OWNER: Kalogerakos Family Trust - Kalogerakos Properties XI
PREMISES AFFECTED: 5920 W. Fullerton Avenue
SUBJECT: Application for a special use to permit the establishment of a pawn shop.

Yes 5-0

154-13-A **ZONING DISTRICT: C1-2** **WARD: 44**
APPLICANT: Outdoor Impact, Inc.
OWNER: Marshall Hornick
PREMISES AFFECTED: 3411 N. Halsted Street
SUBJECT: Application for an appeal from the decision of the Zoning Administrator to not permit a 345 sq. ft./23' x 15' off-premise/advertising sign on a pedestrian street, within a 250' of a residential district with a sign face of more than 100' and exceeding the maximum total sign area in a C1 zoning district.

Yes 4-1 (Yes - McCabe-Miele, Toia, Martinez-Faye, O'Grady/No – Swain)

190-13-Z **ZONING DISTRICT: RT-3.5** **WARD: 44**
APPLICANT: John Paschke

OWNER: Same

PREMISES AFFECTED: 1416 W. Henderson Street

SUBJECT: Application for a variation to allow the expansion of proposed floor area not to exceed 15% of floor area in existence for over 50 years on a non-conforming lot with two buildings, for a fourth floor addition to the existing three-story two dwelling-unit front building (site also has another existing three-story two dwelling-unit building with that existing floor area included).

Yes 5-0