CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- May 20, 2011
121 N. LaSalle Street- Room 200

9:00 A.M.

144-11-S          ZONING DISTRICT:B3-3          WARD:46
APPLICANT: Oluwole LLC
OWNER: Peter Spyropoulos
PREMISES AFFECTED: 4507 N. Sheridan Road
SUBJECT: Application for a special use to permit the establishment of a proposed beauty salon.

145-11-S          ZONING DISTRICT:B3-1          WARD:38
APPLICANT: Hani Omar
OWNER: Piotr Piechnik
PREMISES AFFECTED: 4518 W. Irving Park Road
SUBJECT: Application for a special use to permit the establishment of a proposed hookah smoking license.

146-11-Z          ZONING DISTRICT:B3-1          WARD:38
APPLICANT: Hani Omar
OWNER: Piotr Piechnik
PREMISES AFFECTED: 4518 W. Irving Park Road
SUBJECT: Application for a variation to permit the establishment of a proposed public place of amusement license for a DJ and dancing which shall be located with 125’ of a residential zoning district.

147-11-S          ZONING DISTRICT:C1-1          WARD:9
APPLICANT: Sprint
OWNER: Urban Sites of Chicago, LLC
PREMISES AFFECTED: 11582 S. Michigan Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed 100 foot wireless monopole tower.

148-11-S          ZONING DISTRICT:C1-2          WARD:14
APPLICANT: Andres Grajeda
OWNER: Same
PREMISES AFFECTED: 5030 S. Western Avenue
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor.

149-11-S          ZONING DISTRICT:C1-3          WARD:27
APPLICANT: Montessori Academy of Chicago
OWNER: Randolph Adventures Inc.
PREMISES AFFECTED: 1335 W. Randolph Street
SUBJECT: Application for a special use to permit the proposed expansion of an existing school/day care.
150-11-S  ZONING DISTRICT:C1-3  WARD:27
APPLICANT: Montessori Academy of Chicago
OWNER: Randolph Adventures, Inc.
PREMISES AFFECTED: 111-17 N. Ada Street
SUBJECT: Application for a special use to permit the establishment of a proposed required off-site parking lot within an existing one story warehouse building to serve a proposed expanded school/day care center at 1335 W. Randolph Street.

151-11-Z  ZONING DISTRICT:C1-3  WARD:27
APPLICANT: Montessori Academy of Chicago
OWNER: Same
PREMISES AFFECTED: 111-17 N. Ada Street
SUBJECT: Application for a variation to permit shared parking for two non-residential uses.

152-11-S  ZONING DISTRICT:B3-2  WARD:47
APPLICANT: 5141 N Western LLC
OWNER: Same
PREMISES AFFECTED: 5141 N. Western Avenue
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor.

153-11-S  ZONING DISTRICT:B3-2  WARD:32
APPLICANT: Mia Property Acquisitions, LLC
OWNER: Morgan Stanley Loan Trust 2007-7AX
PREMISES AFFECTED: 2519-21 N. Ashland Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed residential use below the second floor.

154-11-S  ZONING DISTRICT:B1-3  WARD:3
APPLICANT: Urban Partnership Bank
OWNER: Falcon Holdings, LLC
PREMISES AFFECTED: 101 E. 35th Street
SUBJECT: Application for a special use to permit the establishment of a proposed drive-through facility to serve a proposed bank.

155-11-S  ZONING DISTRICT:B1-1  WARD:21
APPLICANT: McDonald's USA LLC, a Delaware Limited Liability Company
OWNER: Franchise Realty Investment Trust- IL
PREMISES AFFECTED: 8321 S. Ashland Avenue
SUBJECT: Application for a special use to permit the proposed expansion of an existing drive-through facility to serve an existing fast food restaurant.
156-11-S  ZONING DISTRICT: PMD # 6  WARD: 10
APPLICANT: Chicago Composts, LLC
OWNER: Northstar Trust No. 7184
PREMISES AFFECTED: 3002 E. 122nd Street / 12000-12100 S. Burley Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed Class III recycling facility.

157-11-Z  ZONING DISTRICT: RS-3  WARD: 31
APPLICANT: Erasmo Chaidez
OWNER: Same
PREMISES AFFECTED: 4014 W. Wellington Avenue
SUBJECT: Application for a variation to reduce the east setback from the minimum 2.4' to zero, the rear setback from 37.62' to zero, to allow for an 8' high solid wood fence and an 8' high rolling metal gate for an existing residential building.

158-11-A  ZONING DISTRICT: RM-5  WARD: 44
APPLICANT: Ivan Leveille Nizerolle
OWNER: Faha Management LLC, C & F
PREMISES AFFECTED: 862 W. Roscoe Street
SUBJECT: Application for an Objector's Appeal of the decision of the office of the Zoning Administrator in granting an administrative adjustment for the property at 862 W. Roscoe Street.

159-11-Z  ZONING DISTRICT: RS-3  WARD: 47
APPLICANT: Steven Florsheim & Jennifer Friedes
OWNER: Same
PREMISES AFFECTED: 3858 N. Marshfield Avenue / 1637 W. Byron Street
SUBJECT: Application for a variation to reduce the combined set setback from the required 14.2' to 5.54' (4.17' on the east and 1.375' on the west) for a proposed two-story with basement addition with a rooftop stair enclosure and a rooftop deck.

160-11-Z  ZONING DISTRICT: RM-5  WARD: 43
APPLICANT: Hartej Sood
OWNER: Same
PREMISES AFFECTED: 1736 N. Mohawk Street
SUBJECT: Application for a variation to reduce the total combined side setback from the required 4.8' to 2'-6 1/2" (6" on the north, 2'- 1/2" on the south) and to reduce the rear yard setback from 34.16' to 22'-4" for a three-story single family residence with a rear partial above grade walkway and attached two-car garage with roof deck.

161-11-Z  ZONING DISTRICT: RS-3  WARD: 15
APPLICANT: Juan Miranda
OWNER: Same
PREMISES AFFECTED: 6426 S. Talman Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 20' to 8.87' for a two-story open porch and stair to an existing two-story residential building.
162-11-Z  ZONING DISTRICT: RS-2  WARD:38
APPLICANT: Peter Jakovenko
OWNER: Same
PREMISES AFFECTED: 4136 N. Monitor Avenue
SUBJECT: Application for a variation to reduce the combined setback from the required 9' to 1.91' (.54' on the south, and 1.375' on the north) for a one story rear addition and a rear second floor open deck to an existing one story single family residence.

163-11-Z  ZONING DISTRICT:B3-1  WARD:47
APPLICANT: Commonwealth Ventures, LLC
OWNER: Montrose Damen LLC
PREMISES AFFECTED: 1968-70 W. Montrose Avenue
SUBJECT: Application for a variation to increase the maximum walking travel distance of 600 feet, by not more than 25% to 625.25 feet to establish three off-site parking spaces located at 4501 N. Damen Avenue.

164-11-Z  ZONING DISTRICT: RS-3  WARD:45
APPLICANT: JEK Enterprises
OWNER: Same
PREMISES AFFECTED: 4626 N. Kilpatrick Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 20' to 10'-4" for a proposed one story open porch for a single family residence converted from a two dwelling unit building.

165-11-Z  ZONING DISTRICT: RM- 5.5  WARD:43
APPLICANT: Sarah Breitlander
OWNER: same
PREMISES AFFECTED: 1934 N. Bissell Street
SUBJECT: Application for a variation to reduce the total combined side yard combination from the required 4.7' to 0.74' on the north and 2.55' on the south, to reduce the required 16.8' rear setback to zero and the rear yard open space to zero to allow a third and fourth floor addition to an existing two-story single family residence.

166-11-Z  ZONING DISTRICT: RS-3  WARD:26
APPLICANT: Dan Kravitz
OWNER: Same
PREMISES AFFECTED: 2048 W. Race Avenue
SUBJECT: Application for a variation to reduce the required total side yard combination from 4.8' to 3.0' on the east and 0.4' on the west and to increase the floor area ration by not more than 15% (118.8 square feet) of what existed prior to the passage of the ordinance for a proposed second floor addition to an existing two and one half story single family residence.
167-11-Z  ZONING DISTRICT: C1-2  WARD: 20

APPLICANT: IBT Food Enterprises - Tina Kimbrough
OWNER: Tina Kimbrough
PREMISES AFFECTED: 5741-43 S. Halsted Street
SUBJECT: Application for a variation to permit the establishment of a public place of amusement license to be located within 125’ of a residential zoning district.
2:00 P.M

168-11-A  
ZONING DISTRICT: B3-3  
WARD: 32
APPLICANT: 24 Seven Outdoor LLC
OWNER: Chabad Living Room LLC
PREMISES AFFECTED: 1630 N. Milwaukee Avenue
SUBJECT: Application for an Appeal of the decision of the office of the Zoning Administrator in refusing to allow an off-premise advertising sign which is located on a pedestrian street and which exceeds the permitted square footage. The city has determined the sign has been abandoned since 2009 thru 2010 and a new sign has been erected without permits.

169-11-S  
ZONING DISTRICT: C1-1  
WARD: 45
APPLICANT: Chicago Board of Education
OWNER: Public Building Commission of Chicago
PREMISES AFFECTED: 5448-58 W. Montrose Avenue/ 4401-11 N. Linder Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed off-site parking lot with 46 parking spaces to serve a high school at 4355 N. Linder Avenue.

170-11-Z  
ZONING DISTRICT: RM-5  
WARD: 43
APPLICANT: Michael Polsky
OWNER: Same
PREMISES AFFECTED: 25 E. Banks Street
SUBJECT: Application for a variation to reduce the rear yard setback from the required 32.48' to 9.10', the south setback from 3.41' to 1', to exceed the floor area ratio by not more than 15% (431.17 square feet) of the floor area that has been in existence for more than 50 years for a rear one-story connecting breezeway and a four-story elevator and stair addition.

171-11-Z  
ZONING DISTRICT: RT-4  
WARD: 1
APPLICANT: Sally Alatalo
OWNER: Same
PREMISES AFFECTED: 2558 W. Cortez Street
SUBJECT: Application for a variation to reduce the east setback from the required 5.55' to 3.01', and to permit the division of a zoning lot.

172-11-S  
ZONING DISTRICT: B3-2  
WARD: 25
APPLICANT: Ceasar Martinez
OWNER: Virgil Bider
PREMISES AFFECTED: 1142 W. Taylor Street
SUBJECT: Application for a special use to permit the establishment of a proposed hair salon.

173-11-S  
ZONING DISTRICT: B3-2  
WARD: 47
APPLICANT: Claire Gough DBA Charm Boutique Salon
OWNER: Damen Avenue Property
PREMISES AFFECTED: 4919 N. Damen Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed beauty salon.
174-11-S  ZONING DISTRICT: M2-1    WARD: 11
APPLICANT: Growing Power, Inc.
OWNER: Convention Center Drive, LLC
PREMISES AFFECTED: 3333 S. Iron Street
SUBJECT: Application for a special use to permit the establishment of a proposed Class III recycling facility.

175-11-S  ZONING DISTRICT: B3-1    WARD: 45
APPLICANT: Duff Dogs
OWNER: 4835 N. Austin Avenue
PREMISES AFFECTED: 3333 S. Iron Street
SUBJECT: Application for a special use to permit the establishment of a proposed drive-through to serve an existing restaurant.

176-11-S  ZONING DISTRICT: B3-2    WARD: 1
APPLICANT: BHB & Café Management Co. LLC
OWNER: Chicago Division Street Restaurants LLC, BHB Real Estate LLC
PREMISES AFFECTED: 1916 W. Chicago Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed roof top outdoor patio to serve an existing restaurant.

177-11-S  ZONING DISTRICT: PMD-11    WARD: 25
APPLICANT: Lakeshore Outdoor Advertising Inc.
OWNER: Pronto Foods Co.
PREMISES AFFECTED: 1916 W. Chicago Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed drive-through to serve an existing restaurant.

178-11-S  ZONING DISTRICT: B3-1    WARD: 37
APPLICANT: Lien Ly
OWNER: Humboldt Park, LLC
PREMISES AFFECTED: 5217 W. Fullerton Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed nail salon.

179-11-S  ZONING DISTRICT: B3-3    WARD: 4
APPLICANT: Norflo Holding Corporation D/B/A Room 43, The Venue
OWNER: Near North Health Services
PREMISES AFFECTED: 4231-59 S. Berkeley Avenue, 1050 E. 43rd Street
SUBJECT: Application for a special use to permit the establishment of a proposed accessory off-site parking lot to accommodate 35 of the 39 required parking spaces to serve an existing restaurant and banquet hall facility located at 1039-43 E. 43rd Street.

180-11-Z  ZONING DISTRICT: B3-3    WARD: 4
APPLICANT: Norflo Holding Corporation d/b/a Room 43, The Venue
OWNER: Near North Health Services
PREMISES AFFECTED: 4231-59 S. Berkeley Avenue, 1050 E. 43rd Street
SUBJECT: Application for a variation to permit shared parking for two non-residential uses and to reduce the required 39 parking spaces by no more than 20% for a total of 35 parking spaces.
181-11-S  ZONING DISTRICT: RM-5  WARD: 2
APPLICANT: Standard Parking Corporation
OWNER: Chicago City Junior College District # 508
PREMISES AFFECTED: 1901-27 W. Adams Street
SUBJECT: Application for a special use to permit the establishment of proposed non-accessory parking in an existing parking lot.

CONTINUANCES

97-11-S  ZONING DISTRICT:B3-3  WARD: 26
APPLICANT: Cash America, Inc. of Illinois
OWNER: Gabor Zsolnay
PREMISES AFFECTED: 3201 W. North Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed pawn shop.

56-11-S  ZONING DISTRICT: B3-1  WARD: 41
APPLICANT: Signature Bank
OWNER: 6400 Commercial LLC
PREMISES AFFECTED: 6330-6420 N. Northwest Highway
SUBJECT: Application for a special use to permit the establishment of a proposed accessory drive-through to serve an existing bank.

124-11-S  ZONING DISTRICT:B3-1  WARD: 27
APPLICANT: Bill's Recovering Communities, LLC
OWNER: Same
PREMISES AFFECTED: 1257 N. Pulaski Road
SUBJECT: Application for a special use to permit the establishment of a proposed transitional residence.

127-11-Z  ZONING DISTRICT: RM-5  WARD: 3
APPLICANT: GCD Properties, LLC Indiana
OWNER: Same
PREMISES AFFECTED: 5407-09 S. Indiana Avenue
SUBJECT: Application for a variation to reduce the north and south setbacks from the required 4' to zero, the rear yard open space from the required 447.56' to zero to allow parking for a 3-story, 6 dwelling unit building to be converted to 8 dwelling units.

134-11-S  ZONING DISTRICT:M1-2  WARD: 6
APPLICANT: S & J Mobile Inc.
OWNER: Same
PREMISES AFFECTED: 7601 S. State Street
SUBJECT: Application for a special use to permit the establishment of a proposed gas station with an accessory drive through car wash.
APPLICANT: Darrell Haywood d/b/a/ North and Cicero Gold & More
OWNER: Catherine Pavlatos
PREMISES AFFECTED: 4739 W. North Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed valuable objects dealer license.