

**CITY OF CHICAGO ZONING BOARD OF APPEALS**

**FRIDAY- November 16, 2012**

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

Present: Swain, McCabe-Miele, Santiago

Absent: Toia

**CONTINUANCE**

**9:00AM**

**371-12-Z**

**ZONING DISTRICT: RS-2**

**WARD: 39**

**APPLICANT:** Yisroel Gluck

**OWNER:** Same

**PREMISES AFFECTED:** 5800 N. Kimball Avenue

**SUBJECT:** Application for a variation to reduce the required rear yard setback from 37.49' to .39', reduce the front yard setback from 20' to 2.23', exceed the .65 floor area ratio for a proposed two-story addition to an existing high school and allow additional accessory parking spaces within the 20' front yard setback.

Yes 3-0

**375-12-Z**

**ZONING DISTRICT: RS-3**

**WARD: 40**

**APPLICANT:** Land Trust of Carol J. Hunniford (Trust # 19488)

**OWNER:** Same

**PREMISES AFFECTED:** 2938 W. Bryn Mawr Avenue

**SUBJECT:** Application for a variation to reduce the required east side yard setback from 4' to zero (west side yard setback at 3.77') and reduce the total side yard combination from 7' to 3.77' for a 7' tall x 100.27' linear feet solid wood fence.

Continuance – 1/18 2pm

**376-12-Z**

**ZONING DISTRICT: RT-4**

**WARD: 44**

**APPLICANT:** New Generation, LLC

**OWNER:** Same

**PREMISES AFFECTED:** 3631 N. Sheffield Avenue

**SUBJECT:** Application for a variation to reduce the required north side yard setback from 2.4' to zero and reduce the rear yard setback from 36' to zero for a 8' tall x 36.75' linear feet wrought iron fence on the north side of the property and a 8' tall x 3.75' linear feet fence on the east side of the property to an existing residential building.

Yes 3-0

**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).

Continuance – 12/21 9am

**378-12-S**                      **ZONING DISTRICT: C1-2**                      **WARD: 28**  
**APPLICANT:** Twenty-Three Corporation  
**OWNER:** City of Chicago  
**PREMISES AFFECTED:** 2845-2847 W. Arthington Street  
**SUBJECT:** Application for a special use to permit the establishment of a required accessory off-site parking lot to serve an indoor sports and recreation facility located at 2824 W. Taylor St.

Yes 3-0 – Condition: Add additional lighting from off-site parking lot to facility

**379-12-Z**                      **ZONING DISTRICT: RS-3**                      **WARD: 11**  
**APPLICANT:** Sam Ng  
**OWNER:** Same  
**PREMISES AFFECTED:** 3218 S. Green Street  
**SUBJECT:** Application for a variation to reduce the required front yard setback from 20' to 1.6' for front spiral stairs from the first to second floor for a three dwelling unit building being deconverted to a two dwelling unit building.

Yes 3-0

**380-12-S**                      **ZONING DISTRICT: C1-2**                      **WARD: 26**  
**APPLICANT:** Bum L. Kim  
**OWNER:** Same  
**PREMISES AFFECTED:** 2541 W. Chicago Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a residential use below the second floor to convert a one dwelling unit/office building to a three dwelling unit building.

Yes 3-0

**381-12-Z**                      **ZONING DISTRICT: C1-2**                      **WARD: 26**  
**APPLICANT:** Bum L. Kim  
**OWNER:** Same  
**PREMISES AFFECTED:** 2541 W. Chicago Avenue  
**SUBJECT:** Application for a variation to convert a one dwelling unit/office building to a three dwelling unit building on an insufficient 2,946 sq. ft. lot which requires 1000 sq. ft. per dwelling unit and reduce the off-street parking requirement by no more than one parking space from 3 to 2 spaces.

Yes 3-0

**382-12-Z**                      **ZONING DISTRICT: RT-4**                      **WARD: 43**  
**APPLICANT:** Scott & Jessica Goldman  
**OWNER:** Same  
**PREMISES AFFECTED:** 2019 N. Bissell Street  
**SUBJECT:** Application for a variation to reduce the total side yard combination from 4.18' (with neither less than 2') to 2'.1" on the north and zero on the south for a rear two-story addition to an existing two dwelling unit building.

Yes 3-0

**383-12-A                      ZONING DISTRICT: B3-2                      WARD: 47**

**APPLICANT:** Victor Sign Corporation

**OWNER:** German American National Congress Chapter Chicago

**PREMISES AFFECTED:** 4740 N. Western Avenue

**SUBJECT:** Application for an appeal from the decision of the zoning administrator to not permit a 40' x 50' 2000 sq. ft. off-premise/advertising sign within 250' of a residential district when the sign face exceeds 100' and exceeding the maximum total sign area and coverage of the building wall area in a B3 District.

Continuance – 1/18 2pm

**384-12-S                      ZONING DISTRICT: B3-2                      WARD: 27**

**APPLICANT:** George Jackson

**OWNER:** Same

**PREMISES AFFECTED:** 3559 W. Chicago Avenue

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

Yes 3-0

**385-12-S                      ZONING DISTRICT: B3-2                      WARD: 6**

**APPLICANT:** Xuan Thanh Vo DBA 79 Nails

**OWNER:** Xuan Thanh Vo

**PREMISES AFFECTED:** 305 E. 79th Street

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

Yes 3-0

**386-12-S                      ZONING DISTRICT: B3-1                      WARD: 31**

**APPLICANT:** Rony Gregorio DBA New Men Barber Shop

**OWNER:** Marcelo Montes De Oca

**PREMISES AFFECTED:** 4516 W. Fullerton Avenue

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

Yes 3-0

**387-12-S                      ZONING DISTRICT: B3-1                      WARD: 33**

**APPLICANT:** Supreme Beauty Parlor, LLC

**OWNER:** Ramiro Barajas

**PREMISES AFFECTED:** 2851 W. Belmont Avenue

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

Withdrawal

**388-12-S                      ZONING DISTRICT: B3-5                      WARD: 43**

**APPLICANT:** Arch Apothecary, Inc.

**OWNER:** Kenneth G. Ross

**PREMISES AFFECTED:** 1359 N. Wells Street  
**SUBJECT:** Application for a special use to permit the establishment of a hair salon.

Yes 3-0

**389-12-S**                      **ZONING DISTRICT: B3-2**                      **WARD: 25**  
**APPLICANT:** Robert Perez  
**OWNER:** Assad El Abaza  
**PREMISES AFFECTED:** 2151 S. Leavitt Street  
**SUBJECT:** Application for a special use to permit the establishment of a tattoo shop.

Continuance – 1/18 2pm

**390-12-Z**                      **ZONING DISTRICT: B3-1**                      **WARD: 33**  
**APPLICANT:** 3154 Café Inc.  
**OWNER:** Tyron Adamas  
**PREMISES AFFECTED:** 3152-3154 W. Irving Park Road  
**SUBJECT:** Application for a variation to permit the establishment of a public place of amusement license for an existing restaurant located within 125' of an RS zoning district.

Yes 3-0

**391-12-Z**                      **ZONING DISTRICT: C1-3**                      **WARD: 33**  
**APPLICANT:** Irving Sacramento, Inc.  
**OWNER:** 3000 Irving, LLC  
**PREMISES AFFECTED:** 3000-3004 W. Irving Park Road  
**SUBJECT:** Application for a variation to permit the establishment of a public place of amusement license for an existing tavern located within 125' of an RS zoning district.

Continuance – 1/18 2pm

**392-12-S**                      **ZONING DISTRICT: B3-1**                      **WARD: 36**  
**APPLICANT:** EZPAWN Illinois, Inc.  
**OWNER:** Combined Austin LLC  
**PREMISES AFFECTED:** 6432 W. North Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a pawn shop.

Continuance – 1/18 2pm

**393-12-Z**                      **ZONING DISTRICT: C1-2**                      **WARD: 1**  
**APPLICANT:** Moonshine, Inc.  
**OWNER:** Bahary Partnership  
**PREMISES AFFECTED:** 1824 W. Division Street  
**SUBJECT:** Application for a variation to permit the establishment of public place of amusement license for an existing restaurant located within 125' of an RS zoning district.

Yes 3-0 – Address changed to 1822-32 W Division St

**394-12-S**                      **ZONING DISTRICT: C1-2**                      **WARD: 1**  
**APPLICANT:** Zespy Properties of Chicago, LLC  
**OWNER:** Same  
**PREMISES AFFECTED:** 2408-2410 W. Fullerton Avenue  
**SUBJECT:** Application for a special use to permit the establishment of an amusement arcade as an accessory use within a proposed tavern.

Yes 3-0

**395-12-Z**                      **ZONING DISTRICT: C1-2**                      **WARD: 1**  
**APPLICANT:** Zespy Properties of Chicago, LLC  
**OWNER:** Same  
**PREMISES AFFECTED:** 2408-2410 W. Fullerton Avenue  
**SUBJECT:** Application for a variation to permit a public place of amusement license for an amusement arcade within a proposed tavern located within 125' of a RS zoning district.

Yes 3-0

**396-12-S**                      **ZONING DISTRICT: RM-5**                      **WARD: 44**  
**APPLICANT:** Cornelia Commons Inc.  
**OWNER:** Same  
**PREMISES AFFECTED:** 665 W. Cornelia Avenue, 1st Floor  
**SUBJECT:** Application for a special use to permit the establishment of a vacation rental unit.

Continuance – 1/18 2pm

**397-12-S**                      **ZONING DISTRICT: RM-5**                      **WARD: 44**  
**APPLICANT:** Cornelia Commons Inc.  
**OWNER:** Same  
**PREMISES AFFECTED:** 665 W. Cornelia Avenue, 2nd Floor  
**SUBJECT:** Application for a special use to permit the establishment of a vacation rental unit.

Continuance – 1/18 2pm

**398-12-S**                      **ZONING DISTRICT: RM-5**                      **WARD: 44**  
**APPLICANT:** Cornelia Commons Inc.  
**OWNER:** Same  
**PREMISES AFFECTED:** 665 W. Cornelia Avenue, 3rd Floor  
**SUBJECT:** Application for a special use to permit the establishment of a vacation rental unit.

Continuance - 1/18 2pm

**2:00PM**  
**399-12-S**                      **ZONING DISTRICT: B3-1**                      **WARD: 34**  
**APPLICANT:** Checkers Drive-In Restaurants, Inc.  
**OWNER:** Izzy Rabinowitz  
**PREMISES AFFECTED:** 11449-51 S. Halsted Street  
**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 – Condition: Raised colored pavement across pass-through lane for pedestrian access

**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.

Continuance – 12/21 9am

**401-12-Z**                      **ZONING DISTRICT: B3-3**                      **WARD: 47**  
**APPLICANT:** 4421 Clark LLC  
**OWNER:** Same  
**PREMISES AFFECTED:** 4421 N. Clark Street  
**SUBJECT:** Application for a variation to reduce the required rear yard setback from 30' to 21.17' for a proposed four-story commercial and 18 dwelling unit building with 18 indoor parking spaces.

Yes 3-0

**402-12-S**                      **ZONING DISTRICT: B3-2**                      **WARD: 8**  
**APPLICANT:** Family Den Lounge  
**OWNER:** Charles Gordon Jr.  
**PREMISES AFFECTED:** 8940-44 S. Stony Island Avenue  
**SUBJECT:** Application for a special use to permit the expansion of an existing tavern for a proposed rear one-story addition.

Yes 3-0

**403-12-S**                      **ZONING DISTRICT: B3-2**                      **WARD: 47**  
**APPLICANT:** Terrence Lyons  
**OWNER:** Same  
**PREMISES AFFECTED:** 1619-25 W. Irving Park Road  
**SUBJECT:** Application for a special use to permit the establishment of a proposed rooftop patio on an existing restaurant.

Continuance – 1/18 2pm

**404-12-Z**                      **ZONING DISTRICT: B3-2**                      **WARD: 47**  
**APPLICANT:** Terrence Lyons  
**OWNER:** Same  
**PREMISES AFFECTED:** 1619-25 W. Irving Park Road  
**SUBJECT:** Application for a variation to permit a public place of amusement license for an existing restaurant located within 125' of an RS zoning district.

Continuance – 1/18 2pm

**405-12-S**                      **ZONING DISTRICT: RT-4**                      **WARD: 19**  
**APPLICANT:** Verizon Wireless  
**OWNER:** Brother Rice High School  
**PREMISES AFFECTED:** 10001 S. Pulaski Road  
**SUBJECT:** Application for a special use to permit the establishment of a proposed 104' tall wireless communication facility.

Continuance – 2/15 2pm

**406-12-Z**                      **ZONING DISTRICT: RT-4**                      **WARD: 19**  
**APPLICANT:** Verizon Wireless  
**OWNER:** Brother Rice High School  
**PREMISES AFFECTED:** 10001 S. Pulaski Road  
**SUBJECT:** Application for a variation for a proposed 104' tall wireless communication facility to exceed the required 75'.

Continuance – 2/15 2pm

**407-12-S**                      **ZONING DISTRICT: B3-1**                      **WARD: 34**  
**APPLICANT:** Akram Musa/ In & Go Mini Mart  
**OWNER:** George Piperas  
**PREMISES AFFECTED:** 10857 S. Halsted Street  
**SUBJECT:** Application for a special use to permit the establishment of a one-lane drive-through facility for a proposed retail tobacco store within an existing one-story building.

Continuance – 2/15 2pm

**CONTINUANCES**

**249-12-S**                      **ZONING DISTRICT: DX-12**                      **WARD: 2**  
**APPLICANT:** East Eighth Street Associates, LLC  
**OWNER:** Same  
**PREMISES AFFECTED:** 2 East 8th Street  
**SUBJECT:** Application for a special use to permit the establishment of a 204-space non-accessory parking lot (existing parking garage in a mixed-use building).

Continuance – 1/18 2pm

**312-12-A**                      **ZONING DISTRICT: B3-2**                      **WARD: 50**  
**APPLICANT:** Outdoor Impact Inc.  
**OWNER:** Hasan S. Syed  
**PREMISES AFFECTED:** 2719-21 W. Devon Avenue  
**SUBJECT:** Application for an appeal from the decision of the Zoning Administrator to not permit a 300 sq. ft./15' height off-premise/advertising sign on a pedestrian street, within a 100' of a residential district and exceeding the maximum total sign area in a B3 zoning district.

Continuance – 1/18 2pm

**318-12-Z                                 ZONING DISTRICT: RT-4                         WARD: 1**

**APPLICANT:** 1324 N. Moorman, Inc

**OWNER:** Same

**PREMISES AFFECTED:** 1320 N. Moorman Street

**SUBJECT:** Application for a variation to reduce the required 11.7' front yard setbacks on a through lot to 5' on N. Moorman St. and zero on N. Hermitage Ave. and to reduce the north and south setbacks from 5' to 3' for a proposed two-story single-family residence.

Continuance – 1/18 2pm

**319-12-Z                                 ZONING DISTRICT: RT-4                         WARD: 1**

**APPLICANT:** 1324 N. Moorman Inc.

**OWNER:** Same

**PREMISES AFFECTED:** 1324 N. Moorman Street

**SUBJECT:** Application for a variation to reduce the required 7.63' front setbacks on a through lot to 5' on N. Moorman St. and zero on N. Hermitage Ave. and to reduce the required 5' unobstructed open space along the side of the property lines to 3' on the south and zero on the north for a proposed two-story single family residence.

Continuance – 1/18 2pm

**334-12-Z                                 ZONING DISTRICT: RM-5                         WARD: 43**

**APPLICANT:** Bryan Tomany

**OWNER:** Same

**PREMISES AFFECTED:** 1942 N. Cleveland Avenue

**SUBJECT:** Application for a variation to reduce the rear yard open space from the required 167.43' to zero for a proposed rear attached two-car garage with an open roof deck and a wood screen wall to an existing single-family residence.

Continuance – 1/18 2pm

**347-12-A                                 ZONING DISTRICT: RM-5                         WARD: 43**

**APPLICANT:** Robert Austin

**OWNER:** James & Anna-Isabella Wisman

**PREMISES AFFECTED:** 2467 N. Geneva Terrace

**SUBJECT:** Application for an Objectors Appeal for the granting of an administrative adjustment for the property located at 2467 N. Geneva Terrace.

Continuance – 5/17 2pm

**350-12-Z                                 ZONING DISTRICT: RT-4                         WARD: 32**

**APPLICANT:** Eric Kozlowski

**OWNER:** Same

**PREMISES AFFECTED:** 1253 W. Wrightwood Avenue



**SUBJECT:** Application for a variation to reduce the required west side yard setback from 2' to 1.17' (east side yard setback at 2.5') and reduce the total side yard combination from 5' to 3.67' for a proposed three-story single-family residence and an attached one-car garage.

Continuance – 2/15 2pm