

**CITY OF CHICAGO - ZONING BOARD OF APPEALS**

**October 19, 2012**

**121 N. LaSalle Street - Room 201A**

Present: Swain, McCabe-Miele, Toia, Santiago

**9:00 AM**

**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 11/16 @ 2pm

**351-12-Z                      ZONING DISTRICT: RT-4                      WARD: 32**

**APPLICANT:** Laura Holtz

**OWNER:** Same

**PREMISES AFFECTED:** 2068 N. Leavitt Avenue

**SUBJECT:** Application for a variation to reduce the required front yard setback from 12' to zero, reduce the north side yard setback from 3.84' to zero, reduce the total side yard combination from 9.6' to 3.83', reduce the rear yard setback from 28' to 24.67' and increase the existing floor area ratio of 6791.28 sq. ft. by no more than 15% (7,809.97 sq. ft.) to deconvert an existing two dwelling unit building to a single-family residence.

Yes 4-0

**352-12-S                      ZONING DISTRICT: M1-1                      WARD: 31**

**APPLICANT:** U-Haul Co. of Illinois, Inc.

**OWNER:** Five PAC Company

**PREMISES AFFECTED:** 4100 W. Fullerton Avenue

**SUBJECT:** Application for a special use to permit the establishment of an 87-space non-accessory parking garage on the first floor of an existing four-story public storage facility.

Yes 4-0

**353-12-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.

No 2-2 (Swain, Santiago – Yes/McCabe-Miele, Toia – No)

**354-12-Z                      ZONING DISTRICT: RT-3.5                      WARD: 30**

**APPLICANT:** Chexapad, LLC

**OWNER:** Same

**PREMISES AFFECTED:** 2821 N. Avers Avenue

**SUBJECT:** Application for a variation to reduce the required rear yard setback from 36.75' to 19.7' for a proposed rear one-story addition with an open deck to an existing single-family



mixed-use building into a transitional residence including a proposed front second-story addition.

Yes 3-0 (McCabe-Miele – Absent)

**360-12-S**                      **ZONING DISTRICT: B3-2**                      **WARD: 30**  
**APPLICANT:** Thanh Tran  
**OWNER:** Earnest Thompson  
**PREMISES AFFECTED:** 3026 N. Milwaukee Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a nail salon.

Yes 3-0 (McCabe-Miele – Absent)

**361-12-S**                      **ZONING DISTRICT: B3-1**                      **WARD: 30**  
**APPLICANT:** Blanca C Ortega DBA Girasoles  
**OWNER:** Chicago Title Land Trust f/k/a Lakeside Bank Trust # 10-1929  
**PREMISES AFFECTED:** 3501 N. Cicero Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a beauty salon.

Yes 4-0

**362-12-S**                      **ZONING DISTRICT: B3-1**                      **WARD: 29**  
**APPLICANT:** Riviera Hair Salon LLC  
**OWNER:** Sheros Bros LLC  
**PREMISES AFFECTED:** 6001-03 W. Diversey Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a beauty/nail salon.

Yes 4-0

**363-12-S**                      **ZONING DISTRICT: B3-2**                      **WARD: 49**  
**APPLICANT:** Sonia Dua DBA Sonia Salon  
**OWNER:** George Novogroder DBA Novogroder Co Inc.  
**PREMISES AFFECTED:** 1425 W. Morse Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a nail salon.

Yes 3-0 (Toia – Recusal)

**364-12-S**                      **ZONING DISTRICT: B1-1**                      **WARD: 43**  
**APPLICANT:** Magnolia Nail Salon, Inc.  
**OWNER:** Fitzsimmons Surgical Supply, Inc.  
**PREMISES AFFECTED:** 1906 N. Halsted Street  
**SUBJECT:** Application for a special use to permit the establishment of a wax/nail salon.

Withdrawal

**365-12-S**                      **ZONING DISTRICT: B1-1**                      **WARD: 4**  
**APPLICANT:** Taday Nails & Spa  
**OWNER:** Lester Sawicki  
**PREMISES AFFECTED:** 4357 S. Cottage Grove Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a nail salon.

Yes 4-0

**366-12-Z**                      **ZONING DISTRICT: RS-2**                      **WARD: 33**

**APPLICANT:** Brigid Pasulka & William Coffey

**OWNER:** Same

**PREMISES AFFECTED:** 2720 West Windsor Avenue

**SUBJECT:** Application for a variation to eliminate one required off-street parking space for an existing single-family residence.

Yes 4-0

**367-12-Z                      ZONING DISTRICT: RT-4                      WARD: 12**

**APPLICANT:** Jorge and Anita Alvarez

**OWNER:** Same

**PREMISES AFFECTED:** 3010 S. Albany Avenue

**SUBJECT:** Application for a variation to reduce the required north side yard setback from 2' to .6' (south side yard setback at 3') and reduce the total side yard combination from 5' to 3.6' for a proposed three-story two dwelling unit building.

Yes 4-0

**368-12-Z                      ZONING DISTRICT: RS-3                      WARD: 47**

**APPLICANT:** Sean and Jennifer O'Scannlain

**OWNER:** Same

**PREMISES AFFECTED:** 4401 N. Hermitage Avenue

**SUBJECT:** Application for a variation to reduce the required rear yard setback from 46.17' to 24.25' for a proposed two-story single-family residence.

Yes 4-0

**369-12-S                      ZONING DISTRICT: RM-5                      WARD: 28**

**APPLICANT:** Keith & Vincent Williams

**OWNER:** Same

**PREMISES AFFECTED:** 301-309 S. Springfield Avenue

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

Continuance 12/21 @ 2pm

**370-12-S                      ZONING DISTRICT: RM-5                      WARD: 3**

**APPLICANT:** Apostolic Faith Church

**OWNER:** Same

**PREMISES AFFECTED:** 3810-3846 S. Indiana Avenue

**SUBJECT:** Application for a special use to permit the expansion of a non-accessory off-site parking lot to 162 spaces to serve a religious assembly located at 3823 S. Indiana Avenue.

Yes 4-0

**2:00 PM**

**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.

Continuance 11/16 @ 9am

**372-12-Z**                      **ZONING DISTRICT: RM-6.5**                      **WARD: 27**  
**APPLICANT:** Lawndale Educational and Regional Network Charter School  
**OWNER:** Carroll Street Lofts, LLC  
**PREMISES AFFECTED:** 3021 W. Carroll Avenue  
**SUBJECT:** Application for a variation to reduce the required front yard setback from 15' to zero, reduce the total side yard combination from 14.93' to 5' with a zero west side yard and 5' east side yard and reduce the rear yard setback from 44.79' to zero for a sixth floor addition to an existing five-story building being converted to a proposed school.

Yes 4-0

**373-12-S**                      **ZONING DISTRICT: RT-4**                      **WARD: 27**  
**APPLICANT:** Lawndale Educational and Regional Network Charter School  
**OWNER:** Clara Penny & Hussein Yousef  
**PREMISES AFFECTED:** 3000 W. Fulton Blvd.  
**SUBJECT:** Application for a special use to permit the establishment of an off-site accessory parking lot to serve a proposed school located at 3021 W. Carroll Ave.

Yes 4-0

**374-12-Z**                      **ZONING DISTRICT: RT-4**                      **WARD: 27**  
**APPLICANT:** Lawndale Educational and Regional Network Charter School  
**OWNER:** Clara Penny and Hussein Yousef  
**PREMISES AFFECTED:** 3000 W. Fulton Blvd.  
**SUBJECT:** Application for a variation to reduce the required front yard setback from 20' to 7' and reduce the west side yard setback from 5' to zero for an off-site accessory parking lot to serve a proposed school located at 3021 W. Carroll Ave.

Yes 4-0

**CONTINUANCES**

**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 1/2-story three-dwelling unit building.

Yes 4-0

**239-12-S**                      **ZONING DISTRICT: B1-3**                      **WARD: 3**  
**APPLICANT:** Khadijah Johnson/Duey International, Inc.  
**OWNER:** Circuit Court of Cook County 11-CH-03268 c/o Michael Daniels, Court Appointed Receiver  
**PREMISES AFFECTED:** 219 E. 31<sup>st</sup> Street  
**SUBJECT:** Application for a special use to permit the establishment of a hair salon.

Continuance 12/21 @ 2pm

**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', to exceed the existing floor area by not more than 15% with 260 sq. ft. addition, reduce the required west side yard setback from 2.4' to .87' for a 4th floor dormer addition and reduce the total side yard combination from 6', with neither less than 2.4', to 5.2' for a proposed rear open porch enclosure to an existing four-story three dwelling unit building.

Yes 4-0

**283-12-S**                      **ZONING DISTRICT: B3-2**                      **WARD: 49**

**APPLICANT:** LVL Enterprise Corp.

**OWNER:** 7551 N. Ridge LLC

**PREMISES AFFECTED:** 2135 W. Howard Street

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

Yes 3-0 (Swain – Absent)

**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.

Withdrawal

**304-12-S**                      **ZONING DISTRICT: B3-1/B3-5**                      **WARD: 2**

**APPLICANT:** Prologue, Inc. and Illinois not-for-profit

**OWNER:** Same

**PREMISES AFFECTED:** 3232 S. M.L. King Drive

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

Continuance 12/21 @ 2pm

**305-12-S**                      **ZONING DISTRICT: M2-3**                      **WARD: 3**

**APPLICANT:** Behrooz Moradi

**OWNER:** Same

**PREMISES AFFECTED:** 148 W. 43<sup>rd</sup> Street

**SUBJECT:** Application for a special use to permit the establishment of an outdoor sports and recreation facility (paint ball venue).

Withdrawal

**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 11/16 @ 2pm

**320-12-S                      ZONING DISTRICT: B3-2                      WARD: 26**

**APPLICANT:** Michael Theodore Mazzone

**OWNER:** Same

**PREMISES AFFECTED:** 2535 W. North Avenue

**SUBJECT:** Application for a special use to permit the expansion of one residential dwelling unit below the second floor to convert an existing two-unit mixed-use building into a three dwelling unit building with ground floor commercial space.

Yes 4-0

**322-12-S                      ZONING DISTRICT: B1-2                      WARD: 20**

**APPLICANT:** Takada Dixon-Epps

**OWNER:** Neil Haleem/5900 & Wabash LLC

**PREMISES AFFECTED:** 29 E. 59<sup>th</sup> Street

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

Yes 4-0

**326-12-S                      ZONING DISTRICT: B3-1                      WARD: 17**

**APPLICANT:** James Chambers DBA Cory's Barber Shop

**OWNER:** Eldridge Foster

**PREMISES AFFECTED:** 7122 S. Ashland Avenue

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

Withdrawal

**331-12-S                      ZONING DISTRICT: B3-2                      WARD: 49**

**APPLICATION:** The Northside Community Church

**OWNER:** Jarvis & Western LLC

**PREMISES AFFECTED:** 7335-41 N. Western Avenue

**SUBJECT:** Application for a special use to permit the establishment of a 56-seat religious assembly within an existing one-story building.

Yes 4-0