CITY OF CHICAGO - ZONING BOARD OF APPEALS
September 21, 2012
121 N. LaSalle Street - Room 200

Present: Swain, McCabe-Miele, Toia, Santiago

9:00 AM
314-12-S        ZONING DISTRICT: C2-3        WARD: 46
APPLICANT: 4858-70 N. Clark Street LLC
OWNER: Same
PREMISES AFFECTED: 4872 N. Clark Street
SUBJECT: Application for a special use to permit the establishment of a four-story 15-unit hotel building with 17 detached garage and outdoor on-site parking spaces.

Yes 4-0

315-12-Z        ZONING DISTRICT: RT-4        WARD: 32
APPLICANT: Ogden Partners, Inc.
OWNER: Peerless Confection Company
PREMISES AFFECTED: 2711 N. Lakewood Avenue
SUBJECT: Application for a variation to reduce the required front yard setback from 9.6' to 5', reduce the rear yard setback from 12.67' to 3', reduce the north and south side yard setbacks from 6.4' to 3' and reduce the total side yard combination from 16' to 6' for a proposed three-story single-family residence.

Yes 4-0

316-12-Z        ZONING DISTRICT: RM-5        WARD: 43
APPLICANT: 351 W. Dickens Condominium Association
OWNER: Same
PREMISES AFFECTED: 351-53 W. Dickens Avenue
SUBJECT: Application for a variation to reduce the required west side yard setback from 5' to zero for four open balconies with a spiral stair (also three open balconies and a rooftop deck on the east elevation) to an existing three-story 8-unit residential building.

Yes 4-0

317-12-Z        ZONING DISTRICT: RS-2        WARD: 30
APPLICANT: Angela Yorath
OWNER: Same
PREMISES AFFECTED: 4026 W. Patterson Avenue
SUBJECT: Application for a variation to reduce the required west side yard setback from 5' to .92' for a proposed one-story rear addition with an open deck (also a one-story bay window on the east elevation) to an existing three-story single-family residence.

Yes 4-0

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 11/16 @ 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 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.

Continuance 10/19 @ 2pm

321-12-S ZONING DISTRICT: B1-2 WARD: 48
APPLICANT: MB Financial Bank
OWNER: Giannoulias Enterprises, L.P.
PREMISES AFFECTED: 5930 N. Broadway
SUBJECT: Application for a special use to permit the establishment of a one-story bank with a two-lane drive-through facility.

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. 59th Street
SUBJECT: Application for a special use to permit the establishment of a proposed tattoo shop.

Continuance 10/19 @ 2pm

323-12-S ZONING DISTRICT: B1-2 WARD: 39
APPLICANT: Jose Santiago
OWNER: Henry S. Kim
PREMISES AFFECTED: 3646 W. Lawrence Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed beauty/nail salon.

Yes 4-0

324-12-S  ZONING DISTRICT: B3-2  WARD: 40
APPLICANT: Sigma Salon & Spa, Inc.
OWNER: Zuric Builders LLC
PREMISES AFFECTED: 5768 N. Lincoln Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed salon and spa.

Yes 4-0

325-12-S  ZONING DISTRICT: B3-2  WARD: 32
APPLICANT: Davaasuren Jigden
OWNER: 2045 LLC
PREMISES AFFECTED: 2041 N. Damen Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed nail salon.

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

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.

Continuance 10/19 @ 2pm

327-12-S  ZONING DISTRICT: B1-1  WARD: 21
APPLICANT: C & G Barber Shop and Salon, LLC
OWNER: Standard Bank & Trust Company, Trust No. 12590 c/o Richard Jaffe
PREMISES AFFECTED: 9526 S. Halsted Street
SUBJECT: Application for a special use to permit the establishment of a proposed barber shop.

Yes 4-0

328-12-Z  ZONING DISTRICT: RT-3.5  WARD: 30
APPLICANT: Guillermina Sanchez
OWNER: Same
PREMISES AFFECTED: 2500-04 N. Long Avenue
SUBJECT: Application for a variation to reduce the required rear yard setback from 37.96' to 27.2' and reduce the north side yard setback from 5.7' to zero for a proposed one-story addition connecting a front and rear building to be de-converted from six dwelling units to five dwelling units.

Yes 4-0

329-12-S  ZONING DISTRICT: B3-1  WARD: 21
APPLICANT: Jamar Group Inc.
OWNER: Highland Community Bank
PREMISES AFFECTED: 1753-57 W. 87th Street  
SUBJECT: Application for a special use to permit the establishment of a proposed one-story retail building with a drive through facility.

No 3-0 (Toia Recusal)

330-12-Z  
ZONING DISTRICT: RS-3  
WARD: 47
APPLICANT: Heffernan Builders LLC  
OWNER: Same  
PREMISES AFFECTED: 3844 N. Marshfield Avenue  
SUBJECT: Application for a variation to reduce the required front yard setback from 20' to 12' and reduce the total side yard combination from 5', with neither less than 2', to zero on the north and 3' on the south for a proposed two-story single-family residence.

Yes 3-0 (Toia Absent)

331-12-S  
ZONING DISTRICT: B3-2  
WARD: 49
APPLICANT: 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 70-seat religious assembly within an existing one-story building.

Continuance 10/19 @ 2pm

332-12-Z  
ZONING DISTRICT: B3-2  
WARD: 47
APPLICANT: TBS African Restaurant Inc.  
OWNER: Thomas Christopoulos  
PREMISES AFFECTED: 2541 W. Lawrence 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 an RS zoning district.

Yes 3-0 (Toia Recusal) –Condition: Soundproof back wall of restaurant and limit closing hours to 2am weekdays and 3am Fri & Sat.

333-12-S  
ZONING DISTRICT: B3-2  
WARD: 32
APPLICANT: JCA Fund 11 LLC, Series 2338  
OWNER: Same  
PREMISES AFFECTED: 2338 N Leavitt Street  
SUBJECT: Application for a special use to permit the expansion of an existing single-family residence with a rear two-story addition.

Yes 4-0

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 11/16 @ 2pm

335-12-S  ZONING DISTRICT: POS-2  WARD: 47
APPLICANT: New Cingular Wireless PCS, LLC
OWNER: Chicago Park District
PREMISES AFFECTED: 4701 N. Ashland Avenue
SUBJECT: Application for a special use to permit the establishment of a 95' tall wireless communication facility (free standing monopole tower) with nine antennas and an equipment shelter within a public park.

Yes 4-0 – Address changed to 4726 N. Clark

336-12-Z  ZONING DISTRICT: RT-4  WARD: 32
APPLICANT: Lakewood Avenue LLC
OWNER: Same
PREMISES AFFECTED: 2745 N. Lakewood Avenue LLC
SUBJECT: Application for a variation to reduce the required front yard setback from 14.91' to 8.58' for a proposed three-story, three dwelling unit building with a detached garage and rooftop deck.

Yes 4-0

337-12-Z  ZONING DISTRICT: RT-4  WARD: 32
APPLICANT: Lakewood Avenue LLC
OWNER: Same
PREMISES AFFECTED: 2743 N. Lakewood Avenue
SUBJECT: Application for a variation to reduce the required front yard setback from 14.91' to 8.58' for a proposed three-story, three dwelling unit building with a detached garage and rooftop deck.

Yes 4-0

2:00 PM
338-12-S  ZONING DISTRICT: RM-5  WARD: 43
APPLICANT: 1738 N. Mohawk Condominium Association
OWNER: Hartej Sood
PREMISES AFFECTED: 1736 N. Mohawk Street
SUBJECT: Application for a special use to permit the establishment of proposed off-site accessory parking within a three-car garage to serve an existing three-unit residential building located at 1738 N. Mohawk St. (garage predominately on 1738 N. Mohawk with 10" on 1736 N. Mohawk)

Yes 4-0

339-12-Z  ZONING DISTRICT: C3-5  WARD: 32
APPLICANT: Sheffield Weed, LLC
OWNER: Same
PREMISES AFFECTED: 1555 N. Sheffield Avenue
SUBJECT: Application for a variation to reduce the required two loading spaces to one loading space to
serve a proposed three-story retail building.

Yes 4-0

340-12-S  ZONING DISTRICT: C2-1  WARD: 27
APPLICANT: River City Community Church
OWNER: Same
PREMISES AFFECTED: 3707 W. Grand Avenue
SUBJECT: Application for a special use to permit the establishment of a 290-seat religious assembly within an existing one-story building.

Yes 4-0

341-12-S  ZONING DISTRICT: RS-3  WARD: 26
APPLICANT: River City Community Church
OWNER: Chicago Public Schools
PREMISES AFFECTED: 1234 N. Monticello Avenue
SUBJECT: Application for a special use to permit the establishment of off-site parking to serve a religious assembly located at 3707 W. Grand Avenue.

Yes 4-0

342-12-Z  ZONING DISTRICT: RS-3  WARD: 26
APPLICANT: River City Community Church
OWNER: Chicago Public Schools
PREMISES AFFECTED: 1234 N. Monticello Avenue
SUBJECT: Application for a variation for shared parking with different hours of operation between an existing school and a religious assembly located at 3707 W. Grand Avenue.

Yes 4-0

343-12-Z  ZONING DISTRICT: RT-4  WARD: 25
APPLICANT: Bates House Condominium Association
OWNER: Same
PREMISES AFFECTED: 1337 W. Flournoy Street
SUBJECT: Application for a variation to reduce the required west side yard setback from 2.3' to zero for a proposed two-story rear open porch for two (front and rear) two-story residential buildings on one lot.

Yes 4-0

344-12-S  ZONING DISTRICT: RS-3  WARD: 3
APPLICANT: Chicago Transit Authority
OWNER: Same
PREMISES AFFECTED: 5446-58 S. Calumet Avenue/320-334 E. Garfield Boulevard
SUBJECT: Application for a special use to permit the expansion of a major utility for a proposed CTA bus turnaround accessory to an existing CTA rail station and parking lot.

Yes 4-0
345-12-S  
**ZONING DISTRICT:** B1-2  
**WARD:** 43  
**APPLICANT:** XFL Trust  
**OWNER:** Same  
**PREMISES AFFECTED:** 709 W. Willow Street  
**SUBJECT:** Application for a special use to permit the establishment of a residential use below the second floor for a single-family residence with a penthouse addition.

Yes 4-0

346-12-Z  
**ZONING DISTRICT:** B1-2  
**WARD:** 43  
**APPLICANT:** XFL Trust  
**OWNER:** Same  
**PREMISES AFFECTED:** 709 W. Willow Street  
**SUBJECT:** Application for a variation to reduce the required rear yard setback from 30' to 2' for a single-family residence with a penthouse addition.

Yes 4-0

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 11/16 @ 2pm

348-12-A  
**ZONING DISTRICT:** B3-3  
**WARD:** 35  
**APPLICANT:** Media Communications Inc.  
**OWNER:** Julio & Digna Martinez  
**PREMISES AFFECTED:** 2616 N. Milwaukee Avenue  
**SUBJECT:** Application for an appeal from the decision of the Zoning Administrator to not permit a 1200 sq. ft./60’ height off-premise/advertising sign on a pedestrian street, within 100’ of a residential zoning district, exceeding the maximum total sign area allowed in a B3 District and within 300’ of another off-premise sign.

Under Advisement

349-12-A  
**ZONING DISTRICT:** B3-3  
**WARD:** 35  
**APPLICANT:** Media Communications Inc.  
**OWNER:** Julio & Digna Martinez  
**PREMISES AFFECTED:** 2616 N. Milwaukee Avenue  
**SUBJECT:** Application for an appeal from the decision of the Zoning Administrator to not permit a 1200 sq. ft./60’ height off-premise/advertising sign on a pedestrian street, within 100’ of a residential zoning district, exceeding the maximum total sign area allowed in a B3 District and within 300’ of another off-premise sign.

Under Advisement
CONTINUANCES

180-12-S                             ZONING DISTRICT: C2-2                      WARD: 49
APPLICANT: Salomon Granados Cansino
OWNER: Daniel Dankha
PREMISES AFFECTED: 6700 N. Clark Street
SUBJECT: Application for a special use to permit the establishment of nine required off-site parking spaces to serve a banquet hall located at 6737 N. Clark Street.

Yes 3-0 (Toia Recusal)

181-12-Z                             ZONING DISTRICT: C2-2                      WARD: 49
APPLICANT: Salomon Granados Cansino
OWNER: Daniel Dankha
PREMISES AFFECTED: 6700 N. Clark Street
SUBJECT: Application for a variation to establish off-street shared parking with different operating hours to serve an on-site auto repair shop and off-site banquet hall located at 6700 N. Clark Street.

Yes 3-0 (Toia Recusal)

232-12-Z                             ZONING DISTRICT: RS-2                      WARD: 33
APPLICANT: Brigid Pasulka & William Coffey
OWNER: Same
PREMISES AFFECTED: 2720 W. Windsor Avenue
SUBJECT: Application for a variation to reduce the required front setback from 20' to zero to allow parking within the front setback of a two-story single-family residence with the existing attached garage converted into habitable space.

Withdrawal

234-12-S                             ZONING DISTRICT: DX-12                      WARD: 2
APPLICANT: 8 East Ninth, LLC
OWNER: Same
PREMISES AFFECTED: 1-8 E. 9th Street
SUBJECT: Application for a special use to permit the leasing of 45% (107 spaces) of the required 238 parking spaces for non-building occupants within a mixed-use 248 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. 31st Street
SUBJECT: Application for a special use to permit the establishment of a hair salon.

Continuance 10/19 @ 2pm

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 11/16 @ 2pm  

250-12-S  ZONING DISTRICT: DX-3  WARD: 27  
APPLICANT: Hale 101 LLC  
OWNER: Same  
PREMISES AFFECTED: 14 N. Peoria Street  
SUBJECT: Application for a special use to permit the establishment of an artist live/work space on the ground floor of an existing 45 dwelling-unit mixed use building.

Yes 4-0  

253-12-S  ZONING DISTRICT: DX-16  WARD: 42  
APPLICANT: Jean Kurji of Giovar Designs  
OWNER: The Shops on Wabash  
PREMISES AFFECTED: 21 N. Wabash Avenue  
SUBJECT: Application for a special use to permit the establishment of a valuable objects dealers license.

Yes 4-0  

259-12-Z  ZONING DISTRICT: RS-2  WARD: 50  
APPLICANT: Jennifer and Jeremy Berg  
OWNER: Same  
PREMISES AFFECTED: 2915 W. Morse Avenue  
SUBJECT: Application for a variation to reduce the required east side yard setback from 4.2' to 2.2' (the west side yard setback to be 4.9') and to reduce the total side setback combination from 12.7' to 6.11' for a proposed side two-story addition and front attached garage to an existing single-family residence.

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

269-12-Z  ZONING DISTRICT: B3-1  WARD: 39  
APPLICANT: Brito's Inc. DBA La Concordia  
OWNER: Same  
PREMISES AFFECTED: 3724 W. Montrose Avenue  
SUBJECT: Application for a variation to permit the establishment of a public place of amusement license for a restaurant located within 125' of a residential zoning district.

No 2-1 (Swain – Yes/McCabe-Miele, Santiago – No/Toia – Recusal)  

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.
294-12-S ZONING DISTRICT: M1-2 WARD: 27
APPLICANT: USA BUILD LLC
OWNER: Same
PREMISES AFFECTED: 847 N. Larrabee Street
SUBJECT: Application for a special use to permit the establishment of a non-accessory parking lot.

Withdrawal

313-12-A ZONING DISTRICT: B3-2 WARD: 44
APPLICANT: Outdoor Impact Inc.
OWNER: Rivera Quinones Ortiz Partnership
PREMISES AFFECTED: 3333-35 N. Clark Street
SUBJECT: Application for an appeal from the decision of the Zoning Administrator to not permit a 504 sq. ft./24’ height off-premise/advertising sign within a 100’ of a residential district and exceeding the maximum total sign area in a B3 District.

Under Advisement