

CITY OF CHICAGO - ZONING BOARD OF APPEALS

December 21, 2012

121 N. LaSalle Street - Room 200

9:00AM

408-12-S ZONING DISTRICT: B3-2 WARD: 8

APPLICANT: Speedy Cash of Illinois, Inc. DBA Speedy Cash

OWNER: Chicago Title Land Trust/Trust # 5579 AKA C105579

PREMISES AFFECTED: 8701 S. Cottage Grove

SUBJECT: Application for a special use to permit the establishment of a payday loan facility.

409-12-S ZONING DISTRICT: DX-5 WARD: 2

APPLICANT: The Corporation of the Presiding Bishopric of the Church of Jesus Christ of Latter Day Saints

OWNER: U.S. Bank NA c/o USB Properties Management

PREMISES AFFECTED: 816-826 N. Clark Street

SUBJECT: Application for a special use to permit the establishment of a six-story religious assembly with three levels of on-site parking and accessory uses including classrooms, offices and meeting rooms.

410-12-Z ZONING DISTRICT: DX-5 WARD: 2

APPLICANT: The Corporation of the Presiding Bishopric of the Church of Jesus Christ of Latter Day Saints

OWNER: U.S. Bank NA c/o USB Properties Management

PREMISES AFFECTED: 816-826 N. Clark Street

SUBJECT: Application for a variation to reduce the required 50' off-street loading space to 25'x10, for a six-story religious assembly with three levels of on-site parking and accessory uses including classrooms, offices and meeting rooms.

411-12-S ZONING DISTRICT: B3-2 WARD: 2

APPLICANT: EZMB, LLC

OWNER: Same

PREMISES AFFECTED: 844 N. Damen Avenue

SUBJECT: Application for a special use to permit the establishment of a residential unit below the second floor for a rear two-story addition and second story addition to an existing non-conforming single-family residence.

412-12-S ZONING DISTRICT: B3-5 WARD: 27

APPLICANT: Rosemoor Hotel Properties, LLC

OWNER: Same

PREMISES AFFECTED: 1622 W. Jackson Boulevard

SUBJECT: Application for a special use to permit the establishment of an existing four-story 121 single-room occupancy unit building with a residential use below the second floor.

413-12-S ZONING DISTRICT: B3-5 WARD: 5

APPLICANT: Jomon Thomas

OWNER: Parkview Services Inc.

PREMISES AFFECTED: 6700 S. Jeffery Boulevard

SUBJECT: Application for a special use to permit the expansion of an existing convenience store/gas station from 578.8 sq.ft. to 1492.5 sq.ft. by adding a one-story addition.

414-12-S ZONING DISTRICT: C1-1 WARD: 45
APPLICANT: Assist Inc.
OWNER: Paul J. Quetschke & Co.
PREMISES AFFECTED: 4215 N. Milwaukee Avenue
SUBJECT: Application for a special use to permit the establishment of a day labor facility.

415-12-S ZONING DISTRICT: C3-5 WARD: 27
APPLICANT: JP Morgan Chase Bank, NA
OWNER: 1551 Kingsbury Partners LLC
PREMISES AFFECTED: 1551 N. Kingsbury Street
SUBJECT: Application for a special use to permit the establishment of a two-lane drive through facility for a proposed one-story bank.

416-12-S ZONING DISTRICT: DX-5 WARD: 3
APPLICANT: 2100 S. Indiana Avenue Equities, LLC
OWNER: Same
PREMISES AFFECTED: 2100 S. Indiana Avenue
SUBJECT: Application for a special use to permit the establishment of 5 dwelling units below the second floor within an existing four-story building being converted to 59 dwelling units with ground floor retail space.

417-12-S ZONING DISTRICT: B3-2 WARD: 1
APPLICANT: 2229 N. Clybourn, LLC
OWNER: Same
PREMISES AFFECTED: 2048 W. Division Street
SUBJECT: Application for a special use to permit the establishment of a hair salon.

418-12-S ZONING DISTRICT: B3-2 WARD: 44
APPLICANT: Reflexion Spa LLC
OWNER: Eric A. White and Bridget J. Doherty
PREMISES AFFECTED: 3416 N. Sheffield Avenue, Unit 1
SUBJECT: Application for a special use to permit the establishment of a spa establishment with accessory massage services.

419-12-S ZONING DISTRICT: B1-1 WARD: 21
APPLICANT: Antonio Black DBA Lonnieluv Magic Touch
OWNER: 251 W. 95th LLC
PREMISES AFFECTED: 251 W. 95th Street
SUBJECT: Application for a special use to permit the establishment of a hair salon/barber shop.

420-12-S ZONING DISTRICT: B1-1 WARD: 19
APPLICANT: Johnnie Akons
OWNER: Alex Pappas
PREMISES AFFECTED: 2243 W. 111th Street
SUBJECT: Application for a special use to permit the establishment of a barber shop.

421-12-S ZONING DISTRICT: B3-2 WARD: 48
APPLICANT: Isidro Munoz
OWNER: Adbul Hameed
PREMISES AFFECTED: 6337 N. Clark Street, Suite 1
SUBJECT: Application for a special use to permit the establishment of a beauty salon.

422-12-S ZONING DISTRICT: B3-2 WARD: 50
APPLICANT: Beproniya K. Hermz DBA Fabi Style Salon
OWNER: R & D Management - Daniella Zipperstein
PREMISES AFFECTED: 3106 W. Devon Avenue
SUBJECT: Application for a special use to permit the establishment of a beauty salon.

423-12-S ZONING DISTRICT: B3-1 WARD: 34
APPLICANT: Zachary F. Shaw
OWNER: Vroom Enterprises, Inc.
PREMISES AFFECTED: 11133 S. Halsted Street
SUBJECT: Application for a special use to permit the establishment of a barber shop.

424-12-S ZONING DISTRICT: B1-2 WARD: 11
APPLICANT: Choon Sar Yau DBA Cos Nailz
OWNER: Same
PREMISES AFFECTED: 3343 S. Halsted Street
SUBJECT: Application for a special use to permit the establishment of a hair/nail salon.

425-12-S ZONING DISTRICT: B3-1 WARD: 15
APPLICANT: Risen Christ Baptist Church
OWNER: Same
PREMISES AFFECTED: 1934 W. Marquette Road
SUBJECT: Application for a special use to permit the establishment of a 19-seat religious assembly.

426-12-Z ZONING DISTRICT: RT-4 WARD: 32
APPLICANT: Eric Henschel
OWNER: Same
PREMISES AFFECTED: 2645 N. Bosworth Avenue
SUBJECT: Application for a variation to reduce the required rear setback from 34.5' to 28'-8" for a rear one-story enclosed walkway addition and a rear one-story enclosed breezeway addition to an existing single-family residence

427-12-Z ZONING DISTRICT: B2-3 WARD: 44
APPLICANT: Sheffield and School Development LLC
OWNER: Same
PREMISES AFFECTED: 3301 N. Sheffield Avenue
SUBJECT: Application for a variation to reduce the required rear yard setback from 30' to zero and reduce the north side yard setback from 2' to zero for a proposed six-story nine dwelling unit building with ground floor retail and interior parking.

428-12-S ZONING DISTRICT: B3-2 WARD: 24
APPLICANT: Asia Baptist Church
OWNER: Same
PREMISES AFFECTED: 2122 S. Pulaski Road
SUBJECT: Application for a special use to permit the establishment of a 240-seat religious assembly.

429-12-S ZONING DISTRICT: B3-2 WARD: 24

APPLICANT: Asia Baptist Church

OWNER: Same

PREMISES AFFECTED: 2133 S. Pulaski Road

SUBJECT: Application for a special use to permit the establishment of a required 24-space off-site parking lot for a religious assembly located at 2122 S. Pulaski Rd.

430-12-S ZONING DISTRICT: B3-2 WARD: 24

APPLICANT: Asia Baptist Church

OWNER: Same

PREMISES AFFECTED: 4007 W. 21st Place

SUBJECT: Application for a special use to permit the establishment of a required 9-space off-site parking lot for a religious assembly located at 2122 S. Pulaski Rd.

431-12-Z ZONING DISTRICT: RS-3 WARD: 1

APPLICANT: John Grant

OWNER: James Boland

PREMISES AFFECTED: 2301 N. Maplewood Avenue

SUBJECT: Application for a variation to allow the conversion of a retail storefront unit into one dwelling unit in an existing building with three other dwelling units (variation to certify increased density, not to exceed more than one unit above its original construction).

432-12-Z ZONING DISTRICT: RS-3 WARD: 15

APPLICANT: Teresa and David Rocha

OWNER: Same

PREMISES AFFECTED: 3100 W. 44th Street

SUBJECT: Application for a variation to permit four dwelling units, one above the original three dwelling units (variation to certify increased density, not to exceed more than one unit above its original construction) and to reduce the east side yard setback from 2' to zero and the total side yard combination from 4.91' to 2.35' for a rear three-story porch.

433-12-S ZONING DISTRICT: B3-3 WARD: 27

APPLICANT: 1601-1617 W. Warren Land, LLC

OWNER: National University of Health Sciences

PREMISES AFFECTED: 1615 W. Warren Boulevard

SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor for a proposed four-story 52 dwelling unit building.

434-12-Z ZONING DISTRICT: B3-3 WARD: 27

APPLICANT: 1601-1617 W. Warren Land LLC

OWNER: National University of Health Sciences

PREMISES AFFECTED: 1615 W. Warren Boulevard

SUBJECT: Application for a variation to reduce the required rear yard setback from 30' to 2' for a proposed four-story 52 dwelling unit building.

CONTINUANCES

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).

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.

2:00PM

435-12-S ZONING DISTRICT: B3-2 WARD: 2
APPLICANT: Windy City Media, LLC DBA Mario INK
OWNER: La Playa Investments, LLC
PREMISES AFFECTED: 1441 N. Ashland Avenue
SUBJECT: Application for a special use to permit the establishment of a tattoo/body art facility.

436-12-S ZONING DISTRICT: B3-2 WARD: 44
APPLICANT: Bullpen Chicago Inc.
OWNER: Chicago Title Land Trust Co. Trust # 1107629
PREMISES AFFECTED: 947-949 W. Addison Street
SUBJECT: Application for a special use to permit the establishment of a tavern within an existing one-story retail building.

437-12-S ZONING DISTRICT: M1-2 WARD: 32
APPLICANT: Heartland Illinois Food Corp. DBA Burger King
OWNER: 2701 N. Western Venture, LLC
PREMISES AFFECTED: 2701 N. Western Avenue
SUBJECT: Application for a special use to permit the establishment of a one-lane drive-through facility for an existing one-story restaurant.

438-12-S ZONING DISTRICT: B3-1 WARD: 10
APPLICANT: Heartland Illinois Food Corp. DBA Burger King
OWNER: Spirit MasterFunding II LLC
PREMISES AFFECTED: 10550 S. Avenue B
SUBJECT: Application for a special use to permit the establishment of a one-lane drive-through facility for an existing one-story restaurant.

439-12-S ZONING DISTRICT: B3-3 WARD: 26
APPLICANT: Mia Property Acquisitions, LLC
OWNER: First Merit Bank NA
PREMISES AFFECTED: 1701-1705 N. Kedzie Avenue
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor for a proposed three-story nine dwelling unit building.

CONTINUANCES

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.

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. Dr. M.L. King Jr. Drive

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

357-12-Z ZONING DISTRICT: RS-3 WARD: 17

APPLICANT: Jatin Patel

OWNER: Same

PREMISES AFFECTED: 6701 S. Sangamon Street

SUBJECT: Application for a variation to reduce the total required side yard combination from 5.84', with neither less than 2.33', to zero for a proposed open three-story porch on the south elevation and the replacement of a rear open three-story porch to an existing three-story residential building.

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.