

CITY OF CHICAGO - ZONING BOARD OF APPEALS
FRIDAY - November 18, 2011
121 N. LaSalle Street - Room 200

9:00 A.M.

364-11-S ZONING DISTRICT: B3-2 WARD: 49
APPLICANT: Arkita S. Jones
OWNER: Claremont Holdings, LLC
PREMISES AFFECTED: 2339 W. Howard Street
SUBJECT: Application for a special use to permit the establishment of a proposed beauty salon.

365-11-S ZONING DISTRICT: B3-2 WARD: 33
APPLICANT: Luis Cordero
OWNER: Same
PREMISES AFFECTED: 3519 W. Lawrence Avenue
SUBJECT: Application for a special use to permit the expansion of an existing hair salon.

366-11-S ZONING DISTRICT: B3-1.5 WARD: 47
APPLICANT: Blanca P. Robles
OWNER: Rayan Brothers Enterprises
PREMISES AFFECTED: 1710-12 W. Lawrence Avenue
SUBJECT: Application for a special use to permit the establishment of an animal services facility.

367-11-S ZONING DISTRICT: B3-1 WARD: 50
APPLICANT: Urban Partnership Bank
OWNER: Same
PREMISES AFFECTED: 7547-59 N. California Avenue
SUBJECT: Application for a special use to permit an existing one-lane drive-thru facility to serve an existing bank.

368-11-S ZONING DISTRICT: B1-1 WARD: 40
APPLICANT: Alshore House Inc.
OWNER: Same
PREMISES AFFECTED: 2840 W. Foster Avenue
SUBJECT: Application for a special use to permit the expansion of an existing one-story nursing home with a proposed one-story addition.

369-11-S ZONING DISTRICT: C1-3 WARD: 25
APPLICANT: Chinese Christian Union Church
OWNER: Chinese Christian Union Church
PREMISES AFFECTED: 2263 S. Wentworth Avenue
SUBJECT: Application for a special use to permit the expansion of an existing church with a proposed 3rd floor addition for private elementary school classes located on the 3rd floor.

370-11-S ZONING DISTRICT: C1-1 WARD: 45
APPLICANT: Elston Center, a series of Howard-Lehigh Holdings LLC
OWNER: Same
PREMISES AFFECTED: 5360 N. Elston Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed one-story bank with four drive-thru lanes.

371-11-Z ZONING DISTRICT: RT-4 WARD: 32
APPLICANT: Nicole Moret Schumacher and Adam Schumacher
OWNER: same
PREMISES AFFECTED: 2018 W. Wabansia Avenue
SUBJECT: Application for a variation to reduce the total combined side yard setback to 3'-4"

from 4'-8" to allow a two-story rear addition with a rear one-story deck and a rear detached two-car garage to an existing single-family residence (Deconversion from two dwelling units)

372-11-S **ZONING DISTRICT: B1-3** **WARD: 48**
APPLICANT: JP Morgan Chase Bank, National Association
OWNER: 5719 N. Broadway LLC
PREMISES AFFECTED: 5715 N. Broadway
SUBJECT: Application for a special use to permit the expansion from two existing drive-thru lanes to three drive-thru lanes to serve an existing bank.

373-11-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: Delta Real Estate Investments, LLC
OWNER: Same
PREMISES AFFECTED: 1847 W. Armitage Avenue
SUBJECT: Application for a variation to increase the floor area ratio by no more than 15% to duplex a third floor dwelling unit into an unfinished attic within the existing three-story three-dwelling unit front building (two buildings on lot).

374-11-Z **ZONING DISTRICT: B3-1** **WARD: 18**
APPLICANT: Mark Porcaro
OWNER: Same
PREMISES AFFECTED: 8355 S. Pulaski Road
SUBJECT: Application for a variation to permit the establishment of a proposed public place of amusement license inside an existing tavern within 125' of a residential zoning district..

375-11-S **ZONING DISTRICT: B3-3** **WARD: 3**
APPLICANT: T.M.D. Corporation of Illinois
OWNER: Aaron Collard
PREMISES AFFECTED: 515 E. 47th Street
SUBJECT: Application for a special use to permit the establishment of a proposed tavern.

CONTINUANCES

2:00 P.M.
116-11-Z **ZONING DISTRICT: B3-3** **WARD: 1**
APPLICANT: Joshua Nadolna
PREMISES AFFECTED: 1314 N. Wicker Park Avenue
SUBJECT: Application for a variation to increase the height of an existing building from the permitted 50' to 54'-10" for a fifth level stairway enclosure.

204-11-Z **ZONING DISTRICT: RM-4.5** **WARD: 43**
APPLICANT: GVP Abbot LLC
OWNER: Same
PREMISES AFFECTED: 1952 N. Orchard Street
SUBJECT: Application for a variation to reduce the required total side yard combination from the required 5' to 4.1" and reduce the rear setback from 34.55' to 23.6' for a proposed single-family residential building.

230-11-S **ZONING DISTRICT: B2-1** **WARD: 41**
APPLICANT: Prince Hookah Lounge, Inc.
OWNER: Mark Rzepjowski
PREMISES AFFECTED: 5001 N. Harlem Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed hookah lounge.

231-11-S **ZONING DISTRICT: B1-1** **WARD: 45**
APPLICANT: Devon Realty, Inc.
OWNER: Devon Realty, Inc.

362-11-S **ZONING DISTRICT: DX-16** **WARD: 2**
APPLICANT: New Cingular Wireless PCS LLC
OWNER: American Youth Hostels – Chicago, Inc.
PREMISES AFFECTED: 24 E. Congress Parkway
SUBJECT: Application for a special use to permit the establishment of 9 proposed wireless communication antennas on an existing building extended above the allowable 75' in height to a proposed 114'.

363-11-S **ZONING DISTRICT: DR-7** **WARD: 42**
APPLICANT: New Cingular Wireless PCS LLC
OWNER: 227 Walton Condominium Association
PREMISES AFFECTED: 227 E. Walton Street
SUBJECT: Application for a special use to permit the establishment of 9 proposed wireless communication antennas on an existing building extended above the allowable 75' in height to a proposed 145'.