### CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY – February 21, 2014 121 North LaSalle Street – Room 200

### <u>9:00 A.M.</u>

37-14-S	Zoning District: RT-4 Ward: 16	
Applicant:	Reap Englewood NFP	
Owner:	Catholic Bishop of Chicago, Corporation Sole	
<b>Premises Affected:</b>	1850 West Garfield Boulevard	
Subject:	Application for a special use to establish a 12-bed transitional residence.	
Continued to March		

38-14-S	Zoning District: DX-7	Ward: 25
Applicant:	Lakeside Bank	
Owner:	same as applicant	
<b>Premises Affected:</b>	1340-56 South Michigan Avenue	e
Subject:	Application for a special use to	establish four drive-through lanes for a proposed
	bank.	

39-14-S	Zoning District: B1-1	Ward: 6
Applicant:	Kyle Davison/DBA Completion	Plus, LLC
Owner:	same as applicant	
<b>Premises Affected:</b>	553 East 75 <sup>th</sup> Street	
Subject:	Application for a special use to	establish a beauty and barber shop.
• Approved 3-0		

40-14-S	Zoning District: RS-3 Ward: 34	
Applicant:	Cornerstone Recovering Community	
Owner:	same as applicant	
<b>Premises Affected:</b>	139 West 112 <sup>th</sup> Street	
Subject:	Application for a special use to establish a 7-bed transitional reside	ence.
• Approved 3-0		

41-14-S	Zoning District: B1-1 Ward: 9
Applicant:	The Third Heaven Missionary Baptist Church
Owner:	same as applicant
<b>Premises Affected:</b>	12-26 West 103 <sup>rd</sup> Street
Subject:	Application for a special use to establish a 189-seat religious assembly facility.
<ul> <li>Approved 3-0</li> </ul>	

42-14-S	Zoning District: B3-2 Ward: 16
Applicant:	LeDell C. Williams
Owner:	Mildred Cross
<b>Premises Affected:</b>	1445 West 63 <sup>rd</sup> Street
Subject:	Application for a special use to establish a beauty and barber shop.
<ul> <li>Approved 3-0</li> </ul>	

43-14-S	Zoning District: C1-2	Ward: 1
Applicant:	DDMB2, LLC/DBA Emporium	Logan Square
Owner:	Drummond & Briar, LLC	
<b>Premises Affected:</b>	2363 North Milwaukee Avenue	
Subject:	Application for a special use to	b establish an amusement arcade accessory to a
	tavern.	

44-14-S	Zoning District: C1-1 Ward: 17
Applicant:	Ahmad Zahdan
Owner:	Standard Bank and Trust Company, as trustee of Trust #20412
<b>Premises Affected:</b>	3037 West 63 <sup>rd</sup> Street
Subject:	Application for a special use to expand an existing gas station and construct a
	convenience store.

• Continued to March

45-14-S	Zoning District: B3-2 Ward: 12
Applicant:	Victor's Barber Shop and Beauty Salon, LLC
Owner:	Victor Santay
<b>Premises Affected:</b>	3121 West 26 <sup>th</sup> Street
Subject:	Application for a special use to establish a beauty and barber shop.
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• Approved 3-0

46-14-S	Zoning District: B3-3	Ward: 1
Applicant:	GLP & CNT, LLC	
Owner:	same as applicant	
<b>Premises Affected:</b>	1812 West Ellen Street	
Subject:	Application for a special use to	establish a residential use below the second floor
	for a proposed three-story sing	le family residence with a third floor deck and an
	attached two-car garage with a	rooftop deck.

• Approved 3-0

47-14-Z	Zoning District: B3-3	Ward: 1
Applicant:	GLP & CNT, LLC	
Owner:	same as applicant	
<b>Premises Affected:</b>	1812 West Ellen Street	
Subject:		educe the rear yard setback from 30' to 1.35' for a amily residence with a third floor deck and a rooftop deck.

• Approved 3-0

48-14-S	Zoning District: B3-3	Ward: 48
Applicant:	5352 N Broadway, LLC	
Owner:	same as applicant	
Premises Affected:	5352 North Broadway	
Subject:	Application for a special use to	o establish an outdoor rooftop patio on top of the
	first floor of an existing build	ing which will serve as an accessory use to the
	proposed restaurant to be locate	ed on the first floor of said building.

49-14-Z Applicant: Owner: Premises Affected: Subject:	dwelling unit from 30' to 16.1' a rear deck and enclosed sta	Ward: 48 reduce the rear setback for floors containing a for a proposed one-story one unit addition, with irway, to an existing one-story building with a
	proposed restaurant and an atta	

50-14-Z	Zoning District: RS-3 V	Vard: 32
Applicant:	2014 N Wolcott, LLC	
Owner:	same as applicant	
<b>Premises Affected:</b>	2014 North Wolcott Avenue	
Subject:	Application for a variation to redu	uce the front yard setback from 20' to 9.58'; to
		k from 2' to 0.71'; to reduce the total combined
	•	' and, to exceed the allowed floor area of 3,441
	square feet by not more than 15%	% (516.15 square feet) for proposed third-floor
	1	existing five unit building being converted to a
	three unit building.	
<ul> <li>Approved 3-0</li> </ul>		

Approved 3-0

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51-14-Z	<b>Zoning District: RS-3</b>	Ward: 47
Applicant:	Brian Mack	
Owner:	same as applicant	
<b>Premises Affected:</b>	4437 North Hermitage Avenue	
Subject:	Application for a variation to reduce the front yard setback from 25.35' to 24'; to reduce the north side yard setback from 6' to 4'; and, to reduce the total combined side yard setback from 10' to 8' for a proposed two-story single family residence with a detached three-car garage.	

• Approved 3-0

52-14-Z	Zoning District: RM-5	Ward: 43	
Applicant:	Craig Knapp		
Owner:	same as applicant		
<b>Premises Affected:</b>	1725 North Hudson Avenue		4
Subject:	reduce the total combined side y	duce the front yard setback from 20' yard setback from 10' to 0' for a prop ed attached two-car garage to a two a two-unit building.	oosed second

53-14-Z	Zoning District: RS-3 Ward: 1
Applicant:	Ellen Rosenfeld
Owner:	same as applicant
<b>Premises Affected:</b>	1923 West Erie Street
Subject:	Application for a variation to reduce the west side yard setback from 2' to 0.83'
	and to reduce the total combined side yard setback from 4.8' to 3.5' for a
	proposed first floor rear addition with an open rooftop deck and both an enclosed
	and open back porch to an existing single family residence.

# • Continued to March

54-14-Z	Zoning District: RM-5 Ward: 3		
Applicant:	Camille King		
Owner:	same as applicant		
<b>Premises Affected:</b>	4030 South Dr Martin Luther King Jr Drive		
Subject:	Application for a variation to reduce the rear yard setback from 45' to 32.33' and		
	to reduce the south side yard setback from 7' to 3' for a proposed one-story		
	addition that will connect an existing three-story single family residence to an		
	existing coach house.		
Approved 3-0			

55-14-Z	Zoning District: RS-3	Ward: 32
Applicant:	John P. Brazzale	
Owner:	same as applicant	
<b>Premises Affected:</b>	3034 North Southport Avenue	
Subject:	reduce the total combined side yard open space from 450 squa floor area of 4,071 square feet exceed the allowed height of 34	educe the north side yard setback from 2' to 1'; to yard setback from 5' to 4.67'; to reduce the rear re feet to 95.37 square feet; to exceed the allowed by not more than 15% (589 square feet); and, to 4.33' by not more than 10% (2.33') for a proposed and a two dormer, fourth floor addition to a vith a detached two-car garage.

• Approved 3-0

56-14-Z	Zoning District: RT-4	Ward: 7
Applicant:	Christopher Amatore	
Owner:	same as applicant	
Premises Affected:	7831-33 South Colfax Avenue	e
Subject:		to eliminate the two-space off-street parking addition of two units to a six unit building that has
	been in lawful existence for m	
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57-14-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: RT-4Ward: 43Carolyn Felicianosame as applicant1952 North Dayton StreetApplication for a variation to reduce the front yard setback from 11.51' to10.33'; to reduce the north side yard setback from 2' to 1'; and, to reduce the
	total combined side yard setback from 4.8' to 3' for a proposed three-story single family residence with a front third floor deck and a rear second floor deck and a detached two-car garage with a rooftop deck.
• Approved 3-0	
58-14-Z	Zoning District: RS-3 Ward: 26
Applicant:	Irina Druk
Owner:	Karli Nelson
<b>Premises Affected:</b>	1628 North St. Louis Avenue
Subject:	Application for a variation to reduce the north side yard setback from 2' to 0' and to reduce the total combined side yard setback from 5' to 2.06' in order to divide an existing 50' x 177' lot into two 25' x 177' lots and keeping the existing two-story single family residence on the 1628 North St. Louis Avenue lot.
• Continued to	April
59-14-Z	Zoning District: RT-3.5 Ward: 44
Applicant:	Thomas Scott
Owner:	same as applicant
<b>Premises Affected:</b>	3639 North Bosworth Avenue

Subject: Application for a variation to reduce the rear yard setback from 34.62' to 25.33' and to reduce the north side yard setback from 3' to 2.5' for the proposed renovations to an existing three-story single family residence and the construction of a one-story connection to a proposed attached two-car garage with a roof deck and patio.

• Approved 3-0

60-14-A	Zoning District: B3-1 Ward: 29
Applicant:	Sun Cash of WI, LLC
Owner:	Vasiliki Kozonis/DBA North Plaza, LLC
<b>Premises Affected:</b>	5800 West North Avenue
Subject:	Appeal of the Zoning Administrator's determination that the applicant is not a
	legal non-conforming business and must obtain a Special Use permit in order to revise its business license pursuant to Section 17-17-0104-N(1).

• Denied 2-1; Decision of the Zoning Administrator Upheld

#### 2:00 P.M.

61-14-S	Zoning District: RS-3 Ward: 8
Applicant:	Henry's Sober Living House, Inc.
Owner:	Henry McGhee
<b>Premises Affected:</b>	8128 South Ellis Avenue
Subject:	Application for a special use to establish a 17-bed transitional residence.
<ul> <li>Approved 3-0</li> </ul>	

62-14-S	Zoning District: B3-3	Ward: 5
Applicant:	Lake Park Entertainment, LLC	
Owner:	Lake Park Associates, Inc.	
<b>Premises Affected:</b>	5311 South Lake Park Avenue	
Subject:	Application for a special use	to establish a second floor outdoor patio and
	medium entertainment venue.	

63-14-S	Zoning District: C1-2 Ward: 33
Applicant:	Dmitry Livshis
Owner:	Elston View Development
<b>Premises Affected:</b>	3501 North Elston Avenue, Unit 1
Subject:	Application for a special use to establish a business live/work space unit on the ground floor of an existing four-story building with three units above the ground floor.
• With drawn	

• Withdrawn

64-14-S	Zoning District: C1-2 Ward: 33
Applicant:	Volodymr Dyadyuk
Owner:	Elston View Development
<b>Premises Affected:</b>	3503 North Elston Avenue, Unit 1
Subject:	Application for a special use to establish a business live/work space unit on the ground floor of an existing four-story building with three units above the ground floor.

• Continued to March

65-14-S	Zoning District: C1-2 Ward: 33	
Applicant:	Michael Alexander	
Owner:	Elston View Development	
<b>Premises Affected:</b>	3505 North Elston Avenue, Unit 1	
Subject:	Application for a special use to establish a business live/work space	unit on the
	ground floor of an existing four-story building with three units above	the ground
	floor.	

• Continued to March

66-14-S	Zoning District: B3-2	Ward: 43
Applicant:	Nails Boutique, LLC	
Owner:	LW Associates, LLC	
<b>Premises Affected:</b>	612 West Webster Avenue	
Subject:	Application for a special use to	establish a nail salon.
<ul> <li>Approved 3-0</li> </ul>		

67-14-S	Zoning District: C2-3	Ward: 3
Applicant:	Specialized Assistance Services	s, NFP
Owner:	same as applicant	
<b>Premises Affected:</b>	2615-43 South State Street	
Subject:	Application for a special use to	b establish a 43-space off-site required accessory
	parking lot to serve a medical	office building located at 2630 South Wabash
	Street.	

68-14-S	Zoning District: B1-2 Ward: 43
Applicant:	328 W Wisconsin, LLC
Owner:	Condominium Association - The 1920 Lincoln Condominium Association
<b>Premises Affected:</b>	328 West Wisconsin Street
Subject:	Application for a special use to establish a four-story, eight-unit building with ground floor accessory parking only.

• Approved 3-0

69-14-Z	Zoning District: B1-2 Ward: 43
Applicant:	328 W Wisconsin, LLC
Owner:	Condominium Association - The 1920 Lincoln Condominium Association
<b>Premises Affected:</b>	328 West Wisconsin Street
Subject:	Application for a variation to reduce the west side yard setback from 19.1' to 2'
	for a proposed four-story, eight-unit building with ground floor accessory
	parking only on a through lot.

• Approved 3-0

70-14-S	Zoning District: B3-2	Ward: 24
Applicant:	Winston A. Atwater	
Owner:	same as applicant	
<b>Premises Affected:</b>	2102 South Pulaski Road	
Subject:	Application for a special use to	establish a barber and beauty salon.
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Approved	3-0

71-14-S	Zoning District: B3-2	Ward: 16
Applicant:	Ombudsman Educational Ser	vices, Ltd.
Owner:	CapeCapital Jewel, LLC	
<b>Premises Affected:</b>	6057 South Western Avenue	
Subject:	Application for a special use	to establish a high school.
<ul> <li>Approved 3-0</li> </ul>		

72-14-S	Zoning District: RM-5	Ward: 4
Applicant:	JWS Charter Special Assets, LLC	C
Owner:	same as applicant	
<b>Premises Affected:</b>	5140 South Kenwood Avenue, U	Init 101
Subject:	Application for a special use to e	stablish a vacation rental.
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73-14-S	Zoning District: RM-5 Ward: 4	
Applicant:	JWS Charter Special Assets, LLC	
Owner:	same as applicant	
Premises Affected:	5140 South Kenwood Avenue, Unit 103	
Subject:	Application for a special use to establish a vacation	rental.
• Approved 3-0		

74-14-S	Zoning District: RM-5	Ward: 4
Applicant:	JWS Charter Special Assets, I	LLC
Owner:	same as applicant	
<b>Premises Affected:</b>	5140 South Kenwood Avenue	, Unit 207
Subject:	Application for a special use t	o establish a vacation rental.
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75-14-S	Zoning District: RM-5	Ward: 4
Applicant:	JWS Charter Special Assets, LI	.C
Owner:	same as applicant	
<b>Premises Affected:</b>	5140 South Kenwood Avenue,	Unit 209
Subject:	Application for a special use to	establish a vacation rental.
<ul> <li>Approved 3-0</li> </ul>		

76-14-S	Zoning District: RM-5 Ward: 4
Applicant:	JWS Charter Special Assets, LLC
Owner:	same as applicant
<b>Premises Affected:</b>	5140 South Kenwood Avenue, Unit 314
Subject:	Application for a special use to establish a vacation rental.
<ul> <li>Approved 3-0</li> </ul>	

77-14-S	Zoning District: RM-5 Ward: 4
Applicant:	JWS Charter Special Assets, LLC
Owner:	same as applicant
<b>Premises Affected:</b>	5140 South Kenwood Avenue, Unit 316
Subject:	Application for a special use to establish a vacation rental.

• Approved 3-0

78-14-Z	Zoning District: RT-4 Ward: 32
Applicant:	Matthew Strube and Kristin Krajecki
Owner:	same as applicant
<b>Premises Affected:</b>	2064 North Humboldt Boulevard
Subject:	Application for a variation to reduce the setback from the front building line to the proposed roof top enclosure from 20' to 14.23'; to reduce the north side yard setback from 2' to 1.25'; to reduce the south side yard setback from 2' to 1.25'; to reduce the total combined side yard setback from 5' to 2.5'; and, to increase the area of the rear yard occupied by an accessory building (690.9 square feet) by not more than 10% (69.09 square feet) for a proposed three-story single family residence with a roof top deck and detached garage.
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79-14-Z	Zoning District: RM-5 Ward: 43
Applicant:	Clark Menomonee, LLC
Owner:	same as applicant
<b>Premises Affected:</b>	1760-62 North Clark Street
Subject:	Application for a variation to eliminate the two-space off-street parking
	requirement for the proposed addition of two units to a six unit building that has
	been in lawful existence for more than 50 years.

80-14-Z	Zoning District: RS-3	Ward: 47
Applicant:	Irene Renieris and Eric Arvin	
Owner:	same as applicant	
<b>Premises Affected:</b>	2100 West Eastwood Avenue	
Subject:	Application for a variation to red	duce the total combined side yard setback from
	7.49' to 3'; to reduce the rear yan	rd setback from 34' to 28.58'; to reduce the rear
	yard open space from 296 squ	are feet to 0 square feet; and, to exceed the
	allowed floor area of 4,095 squa	re feet by not more than 15% (311 square feet)
	for a proposed one-story addit	tion to the northwest portion of an existing
	firehouse being converted to a sin	ngle family residence.

• Approved 3-0

81-14-Z	Zoning District: RS-3	Ward: 26
Applicant:	Ayala Properties, LLC	
Owner:	same as applicant	
<b>Premises Affected:</b>	1616 North Springfield Avenue	
Subject:	Application for a variation to n	reduce the north side yard setback from 2.36' to
	0.58' and to reduce the total combined side yard setback from 8.85' to 7.29' for a	
	proposed two-story single fam	ily residence with an existing detached two-car
	garage.	

• Continued to April

82-14-Z	Zoning District: B1-2 Ward: 43
Applicant:	2523 North Halsted Condo Association
Owner:	same as applicant
<b>Premises Affected:</b>	2523 North Halsted Street
Subject:	Application for a variation to reduce the north side yard setback from 4.8' to 0'
	for a proposed rear three-space car port.

• Approved 3-0

83-14-Z	Zoning District: RS-3 Ward: 2
Applicant:	Michael L. McCluggage
Owner:	same as applicant
<b>Premises Affected:</b>	2252-54 North Wayne Street
Subject:	Application for a variation to increase the area of the rear yard occupied by an accessory building (1,001.14 square feet) by not more than 10% (100.11 square feet) for a proposed one-story addition to the north side of an existing two-car detached garage.

84-14-Z	Zoning District: RT-4 Ward: 26
Applicant:	Gabriel Klinger
Owner:	same as applicant
<b>Premises Affected:</b>	2026 North Kedzie Avenue
Subject:	Application for a variation to exceed the allowed floor area of 3,602 square feet
	by not more than 15% (516 square feet) for proposed third-floor renovations and expansions to an existing two unit building in the front of the lot.

**Continued to March** •

# CONTINUANCES

377-13-S	Zoning District: M1-2/M2-2 Ward: 15
Applicant:	McDonald's Corporation
Owner:	same as applicant
<b>Premises Affected:</b>	1454 West 47 <sup>th</sup> Street
Subject:	Application for a special use to establish a new drive-through lane and relocate
	an existing drive-through window for a renovated restaurant.

• Approved 3-0

378-13-Z	Zoning District: M1-2/M2-2 Ward: 15
Applicant:	McDonald's Corporation
Owner:	same as applicant
<b>Premises Affected:</b>	1454 West 47 <sup>th</sup> Street
Subject:	Application for a variation to increase the 4,000 square foot maximum gross
	floor area of a commercial establishment by not more than 10% (400 square feet)
	for a proposed one-story addition to an existing restaurant.

• Approved 3-0

404-13-S	Zoning District: M3-3 Ward: 22	2
Applicant:	L.A. Recycling, Inc.	
Owner:	Luis Ayala	
<b>Premises Affected:</b>	3345 West 31 <sup>st</sup> Street	
Subject:	Application for a special use to establish a	Class IVA recycling facility.
Continued to March		

409-13-S	Zoning District: C1-2	Ward: 2
Applicant:	Oswaldo Guillen	
Owner:	same as applicant	
<b>Premises Affected:</b>	1627 North Wolcott Avenue	
Subject:	Application for a special use to	enclose an existing roof deck.
• Approved 3-0		

427-13-S	Zoning District: B3-1	Ward: 30
Applicant:	Marijus Jankunas	
Owner:	Belmont-Cicero, LLC	
<b>Premises Affected:</b>	3201 North Cicero Avenue	
Subject:	Application for a special use	e to establish a pawn shop.
Continued to March		

**Continued to March** 

4-14-S	Zoning District: B3-2	Ward: 2
Applicant:	Acus Inc./DBA Nomobo Salon	
Owner:	Imran Shabaz	
<b>Premises Affected:</b>	1415 North Ashland Avenue	
Subject:	Application for a special use to	establish a beauty salon.
<ul> <li>Approved 3-0</li> </ul>		

10-14-S	Zoning District: C2-1	Ward: 14
Applicant:	B&J Archer Station, Ltd.	
Owner:	B&B Oil, Inc.	
<b>Premises Affected:</b>	4710 South Archer Avenue	
Subject:	Application for a special use t	o establish a gas station with a convenience store
-	and a one-lane automatic car w	vash.

• Continued to March

13-14-Z	Zoning District: RM-5 Ward: 43
Applicant:	Theodore Fisher
Owner:	same as applicant
Premises Affected:	416 West Webster Avenue
Subject:	Application for a variation to reduce the rear yard setback from 25.48' to 0'; to
	reduce the combined side yard setback from 5' to 0'; and, to reduce the rear alley
	line setback from 1' to 0' for a proposed two-car attached garage with a
	partially-trellised and partially-covered roof deck connected to an existing
	three-story single-family residence.

• Continued to March

19-14-S	Zoning District: B1-1	Ward: 21
Applicant:	Greater Tabernacle M.B. Churc	h
Owner:	GTMB Church	
<b>Premises Affected:</b>	9712 South Vincennes Avenue	
Subject:	Application for a special use to	o establish a 257-seat religious assembly facility
	and construct a one-story front a	addition.

• Approved 3-0

23-14-S	Zoning District: B3-3	Ward: 44
Applicant:	Yu Xiang/DBA VIP Feet Feel Spa	
Owner:	Mohan Gounder – Gounder P	roperty Management
<b>Premises Affected:</b>	3347 North Clark Street, 1st Floor, Unit C	
Subject:	Application for a special use to establish a massage salon.	
<ul> <li>Approved 3-0</li> </ul>		

34-14-S	Zoning District: B3-2 Ward: 50
Applicant:	Tree House Humane Society, Inc.
Owner:	same as applicant
<b>Premises Affected:</b>	7221-31 North Western Avenue
Subject:	Application for a special use to establish an animal services/shelter facility.

• Continued to April

305-13-S	Zoning District: PMD-11A Ward: 25
Applicant:	Pure Metal Recycling, LLC
Owner:	Sonnentag Family Limited Partnership
<b>Premises Affected:</b>	2201-2527 South Loomis Avenue
Subject:	Application for a special use to establish a Class IVB recycling facility.
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• Approved 3-0, with conditions, resolution pending