CITY OF CHICAGO
ZONING BOARD OF APPEALS
FRIDAY – December 20, 2013
121 North LaSalle Street – Room 200

9:00 A.M.

419-13-S  Zoning District: DX-7  Ward: 42
Applicant: Bennett Day School
Owner: Fulton Place Condo Association
Premises Affected: 657 West Fulton Market
Subject: Application for a special use to establish an elementary school for approximately 60 students in pre-kindergarten through first grade.

- Approved 4-0

420-13-S  Zoning District: B3-3  Ward: 33
Applicant: 3209-15 N. Elston, LLC
Owner: First Merit Bank, N.A.
Premises Affected: 3209 North Elston Avenue
Subject: Application for a special use to establish a residential use below the second floor for a proposed three-story six-unit building with a six-car detached rear garage.

- Approved 4-0

421-13-S  Zoning District: B3-3  Ward: 33
Applicant: 3209-15 N. Elston, LLC
Owner: First Merit Bank, N.A.
Premises Affected: 3215 North Elston Avenue
Subject: Application for a special use to establish a residential use below the second floor for a proposed three-story six-unit building with a six-car detached rear garage.

- Approved 4-0

422-13-S  Zoning District: M1-2  Ward: 41
Applicant: Chicago Style Fitness, Inc. S-Corp
Owner: Highland Avondale Properties
Premises Affected: 6323-27 North Avondale Avenue
Subject: Application for a special use to expand an existing physical fitness center from 7,000 square feet to 14,000 square feet.

- Approved 4-0

423-13-S  Zoning District: B3-2  Ward: 1
Applicant: Spa Social Side, LLC/DBA Spa Social
Owner: Karrie Lange
Premises Affected: 1855 West Chicago Avenue
Subject: Application for a special use to establish a beauty salon.

- Continued to January
424-13-S  Zoning District: B3-2   Ward: 6
Applicant: Naree N. Sallu/DBA The Style Lounge
Owner: Ahmad Elkhatib
Premises Affected: 750-52 East 75th Street
Subject: Application for a special use to establish a beauty salon.
  • Approved 4-0

Applicant: Maranatha Family Church
Owner: same as applicant
Premises Affected: 6837-41 South State Street
Subject: Application for a special use to establish a 340-seat religious assembly facility and construct a one-story front addition and a one-story rear addition.
  • Continued to January

426-13-S  Zoning District: C2-2   Ward: 6
Applicant: Maranatha Family Church
Owner: same as applicant
Premises Affected: 6851-57 South State Street
Subject: Application for a special use to establish an off-site accessory parking lot to serve a religious assembly facility located at 6837 South State Street.
  • Continued to January

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

428-13-S  Zoning District: B3-1   Ward: 41
Applicant: T. Kosciuszko School of Polish Language
Owner: same as applicant
Premises Affected: 5341 North Harlem Avenue
Subject: Application for a special use to establish a community center.
  • Approved 4-0

429-13-Z  Zoning District: RS-1   Ward: 1
Applicant: Shea Anderson Shulman
Owner: same as applicant
Premises Affected: 1258-60 North Wood Street
Subject: Application for a variation to reduce the rear yard setback from 28.5’ to 5.57’; to reduce the rear yard open space from 296.4 square feet to 160 square feet; and, to reduce the combined side yard setback from 9.6’ to 9.41’ for a proposed two-story rear addition with a three-car garage and a second floor balcony connected to an existing two-story two-unit building being converted to a single-family residence with an at-grade deck being added in the south side yard.
  • Approved 4-0
430-13-Z  
**Zoning District:** RM-5  
**Ward:** 1  
**Applicant:** Chicago Elite Buildings  
**Owner:** same as applicant  
**Premises Affected:** 1845 North St. Louis Avenue  
**Subject:** Application for a variation to reduce the front setback from 10′ to 1′ and to reduce the rear setback from 10′ to 5′ for a proposed three-story, four-unit townhouse building with an attached four-car garage.

- Approved 4-0

431-13-Z  
**Zoning District:** RS-3  
**Ward:** 32  
**Applicant:** Shubhra and Prabhu Velan  
**Owner:** same as applicant  
**Premises Affected:** 2238 West Homer Street  
**Subject:** Application for a variation to reduce the west side yard setback from 2′ to 0′; to reduce the combined side yard setback from 4.8′ to 2.87′; to exceed the allowed height of 30′ by not more than 10% (3′); and, to exceed the allowed floor area of 2,253.84 square feet by not more than 15% (338.1 square feet) for a proposed third-story addition, with an open deck and open spiral staircase, to an existing two-story single-family residence.

- Approved 4-0

432-13-Z  
**Zoning District:** B1-3  
**Ward:** 1  
**Applicant:** Milwaukee & Division, LLC  
**Owner:** same as applicant  
**Premises Affected:** 1258 North Milwaukee Avenue  
**Subject:** Application for a variation to reduce the rear setback from 30′ to 15′ and to reduce the rear setback for an accessory building from 2′ to 0′ for a proposed four-story six-unit building with ground floor retail space and six indoor parking spaces.

- Approved 4-0

433-13-Z  
**Zoning District:** RS-3  
**Ward:** 47  
**Applicant:** Timothy P. Roach  
**Owner:** same as applicant  
**Premises Affected:** 2423 West Byron Street  
**Subject:** Application for a variation to reduce the east side yard setback from 2.24′ to 1.92′ and to reduce the rear yard setback from 34.93′ to 24.92′ for a proposed one-story addition to an existing two-story single-family residence.

- Approved 4-0

434-13-Z  
**Zoning District:** RS-3  
**Ward:** 17  
**Applicant:** Lucia Corona  
**Owner:** same as applicant  
**Premises Affected:** 6406 South Richmond Street  
**Subject:** Application for a variation to reduce the rear yard setback from 37.5′ to 3.46′ for a proposed 8′ x 11.33′ wrought iron fence and 8′ wrought iron gate addition to an existing two-story two-unit building.

- Approved 4-0
Applicant: Michael Serritella and Elizabeth Gregory Serritella Revocable Trusts
Owner: same as applicant
Premises Affected: 1438 North North Park Avenue
Subject: Application for a variation to reduce the rear yard setback from 28.57’ to 0’ for a proposed four-story single-family residence with a third level roof deck, a fourth level front and rear covered green roof terrace and an attached two car garage.

- Approved 4-0

436-13-Z  Zoning District: RS-3  Ward: 40
Applicant: Peter Halligan
Owner: same as applicant
Premises Affected: 2444 West Winona Street
Subject: Application for a variation to reduce the front yard setback from 46.13’ to 13.17’ for a proposed two-story single-family residence with an open front porch and a detached two car garage.

- Approved 4-0

437-13-Z  Zoning District: RS-3  Ward: 1
Applicant: 1632 W Ohio, Inc.
Owner: same as applicant
Premises Affected: 1632 West Ohio Street
Subject: Application for a variation to reduce the north front yard setback from 20’ to 0’ and reduce the south front yard setback from 12.48’ to 0’ for a proposed detached two-car garage with a roof deck for an existing two-story single-family residence.

- Approved 4-0

Applicant: Carlos Reyes
Owner: same as applicant
Premises Affected: 2035 West Coulter Street
Subject: Application for a variation to reduce the front yard setback from 12’ to 6.79’; to reduce the south side yard setback from 2’ to 0’; and, to reduce the combined side yard setback from 5’ to 3.08’ for a proposed three-story single-family residence with two parking spaces.

- Approved 4-0

2:00 P.M.

439-13-S  Zoning District: B3-2  Ward: 18
Applicant: Sterling Jewelers, Inc./DBA Kay Jewelers
Owner: SFI Ford City Chicago, LLC
Premises Affected: 7601 South Cicero Avenue
Subject: Application for a special use to establish a valuable objects dealer.

- Approved 3-0
440-13-S  Zoning District: C3-5   Ward: 27
Applicant: Sterling Jewelers, Inc./DBA Kay Jewelers
Owner: Weed-Sheffield, LLC
Premises Affected: 1001 West North Avenue, Suite G-H
Subject: Application for a special use to establish a valuable objects dealer.

- Approved 3-0

441-13-S  Zoning District: C1-2   Ward: 44
Applicant: Bucks Saloon, Inc.
Owner: 3439 North Halsted Street, LLC
Premises Affected: 3439 North Halsted Street
Subject: Application for a special use to establish an amusement arcade.

- Approved 3-0

442-13-S  Zoning District: B1-3   Ward: 43
Applicant: CMC Service of Chicago, LLC/DBA Great Clips
Owner: James Place Building, LLC
Premises Affected: 2506 ½ North Clark Street
Subject: Application for a special use to establish a beauty salon.

- Continued to January

443-13-S  Zoning District: B3-1   Ward: 30
Applicant: La Caridad Jewelry, Inc.
Owner: Nodarse Family, LLC
Premises Affected: 5401-05 West Diversey Avenue
Subject: Application for a special use to establish a pawn shop.

- Approved 3-0

444-13-S  Zoning District: RM-5   Ward: 4
Applicant: 5110 S. Harper, LLC
Owner: same as applicant
Premises Affected: 5110-14 South Harper Avenue
Subject: Application for a special use to establish a 28-space off-site non-required accessory parking lot to serve a mixed-use development located at 1525 East Hyde Park Boulevard.

- Continued to January

Applicant: 5110 S. Harper, LLC
Owner: same as applicant
Premises Affected: 5110-14 South Harper Avenue
Subject: Application for a variation to reduce the front yard setback from 20’ to 14.11’ for a proposed 28-space off-site non-required accessory parking lot to serve a mixed-use development located at 1525 East Hyde Park Boulevard.

- Continued to January
446-13-S  
**Zoning District:** B3-2  
**Ward:** 47  
**Applicant:** 1806 W Belmont, LLC  
**Owner:** same as applicant  
**Premises Affected:** 1806 West Belmont Avenue  
**Subject:** Application for a special use to establish a residential use below the second floor for a proposed four-story three-unit building with a detached three-car garage with a roof deck.  
- **Approved 3-0**

447-13-Z  
**Zoning District:** B3-2  
**Ward:** 47  
**Applicant:** 1806 W Belmont, LLC  
**Owner:** same as applicant  
**Premises Affected:** 1806 West Belmont Avenue  
**Subject:** Application for a variation to reduce the lot area from 3,000 square feet by no more than 10% (239 square feet) and increase the area occupied by an accessory building in the rear year setback (468 square feet) by not more than 10% (43 square feet) for a proposed four-story three-unit building with a detached three-car garage with a roof deck.  
- **Approved 3-0**

448-13-S  
**Zoning District:** B3-1  
**Ward:** 41  
**Applicant:** Michael’s Neighborhood Pub, Inc.  
**Owner:** Nicola Haddad  
**Premises Affected:** 6689-95 North Oliphant Avenue  
**Subject:** Application for a special use to expand an existing tavern.  
- **Continued to January**

449-13-Z  
**Zoning District:** B3-1  
**Ward:** 41  
**Applicant:** Michael’s Neighborhood Pub, Inc.  
**Owner:** Nicola Haddad  
**Premises Affected:** 6689-95 North Oliphant Avenue  
**Subject:** Application for a variation to establish a public place of amusement license for a tavern located within 125’ of an RS-3 Residential Single-Unit (Detached House) District.  
- **Continued to January**

450-13-S  
**Zoning District:** B1-3  
**Ward:** 11  
**Applicant:** Spatique  
**Owner:** DKM Holdings. LLC  
**Premises Affected:** 2920 South Wentworth Avenue  
**Subject:** Application for a special use to establish a hair and nail salon.  
- **Approved 3-0**
451-13-Z  Zoning District: C1-2  Ward: 32
Applicant: Viking Development, LLC
Owner: Michael M. Powell
Premises Affected: 2850 North Lincoln Avenue
Subject: Application for a variation to reduce the 10-space off-street parking requirement by no more than 20% (two spaces) for a proposed two-story daycare center.
  • Approved 3-0

CONTINUANCES

297-13-S  Zoning District: M1-2  Ward: 32
Applicant: Douvris, LLC/DBA Beef Shack
Owner: Kolmar Goldstein Family LP
Premises Affected: 2646 North Jones Street/2601-15 North Western Avenue
Subject: Application for a special use to establish a one-lane drive-through facility for a proposed restaurant.
  • Withdrawn

Applicant: Pure Metal Recycling, LLC
Owner: Sonnentag Family Limited Partnership
Premises Affected: 2201-2527 South Loomis Avenue
Subject: Application for a special use to establish a Class IVB recycling facility.
  • Continued to January

365-13-Z  Zoning District: RM-4.5  Ward: 43
Applicant: Howe-Armitage, LLC
Owner: same as applicant
Premises Affected: 625 West Armitage Avenue
Subject: Application for a variation to reduce the front yard setback from 9.6’ to 2.0’ and reduce the rear yard setback from 22.4’ to 9.84’ for a proposed second floor front addition with a balcony and a two-story rear addition to an existing one-story single family residence with an existing rear detached garage.
  • Approved 3-0

367-13-Z  Zoning District: RS-1  Ward: 19
Applicant: Esther P. Morgan-Watts
Owner: same as applicant
Premises Affected: 11735 South Longwood Drive
Subject: Application for a variation to reduce the front yard setback from the average of 30.69’ to 22.56’ for a proposed one-story front addition to an existing single family residence with a detached garage.
  • Approved 3-0
373-13-S  
Zoning District: B1-2  
Ward: 19  
Applicant: Kevin Luu  
Owner: Steven Panko  
Premises Affected: 2347 West 95th Street  
Subject: Application for a special use to establish a nail salon.  
- Withdrawn

377-13-S  
Zoning District: M1-2/M2-2  
Ward: 15  
Applicant: McDonald’s Corporation  
Owner: same as applicant  
Premises Affected: 1454 West 47th 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.  
- Continued to January

378-13-Z  
Zoning District: M1-2/M2-2  
Ward: 15  
Applicant: McDonald’s Corporation  
Owner: same as applicant  
Premises Affected: 1454 West 47th 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.  
- Continued to January

379-13-Z  
Zoning District: RT-4  
Ward: 33  
Applicant: Janice and Mohab Wagdy  
Owner: same as applicant  
Premises Affected: 4110 North Mozart Street  
Subject: Application for a variation to expand a permitted residential use by an amount not to exceed 15% of the floor area in existence 50 years prior to such filing.  
- Withdrawn

410-13-S  
Zoning District: B3-3  
Ward: 20  
Applicant: Christian Heritage Training Center  
Owner: Chicago Title Land Trust Agreement No. 116772-00  
Premises Affected: 146-160 East Marquette Road/6664-70 South Indiana Avenue  
Subject: Application for a special use to establish a religious assembly facility and construct a second floor addition with a mezzanine and a third floor addition.  
- Approved 3-0

360-13-S  
Zoning District: RS-3  
Ward: 6  
Applicant: Christian Heritage Training Center  
Owner: Public Building Commission of Chicago  
Premises Affected: 6741 South Michigan Avenue  
Subject: Application for a special use to establish an off-site accessory parking lot for 38 vehicles to serve a religious assembly facility located at 146-160 East Marquette Road/6664-70 South Indiana Avenue.  
- Approved 3-0
Applicant:        Christian Heritage Training Center
Owner:            Public Building Commission of Chicago
Premises Affected: 6741 South Michigan Avenue
Subject:          Application for a variation for a shared parking agreement to establish 38 off-site accessory parking spaces to fulfill the parking requirement for a 248-seat religious assembly facility located at 146-160 East Marquette Road/6664-70 South Indiana Avenue.

- Approved 3-0