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

9:00 A.M.

37-14-S  Zoning District: RT-4   Ward: 16
Applicant: Reap Englewood NFP
Owner: Catholic Bishop of Chicago, Corporation Sole
Premises Affected: 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
Premises Affected: 1340-56 South Michigan Avenue
Subject: Application for a special use to establish four drive-through lanes for a proposed bank.
• Approved 3-0

39-14-S  Zoning District: B1-1   Ward: 6
Applicant: Kyle Davison/DBA Completion Plus, LLC
Owner: same as applicant
Premises Affected: 553 East 75th 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
Premises Affected: 139 West 112th Street
Subject: Application for a special use to establish a 7-bed transitional residence.
• Approved 3-0

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

42-14-S  Zoning District: B3-2   Ward: 16
Applicant: LeDell C. Williams
Owner: Mildred Cross
Premises Affected: 1445 West 63rd Street
Subject: Application for a special use to establish a beauty and barber shop.
• Approved 3-0
43-14-S
Applicant: DDMB2, LLC/DBA Emporium Logan Square
Owner: Drummond & Briar, LLC
Premises Affected: 2363 North Milwaukee Avenue
Subject: Application for a special use to establish an amusement arcade accessory to a tavern.
• Approved 3-0

44-14-S
Applicant: Ahmad Zahdan
Owner: Standard Bank and Trust Company, as trustee of Trust #20412
Premises Affected: 3037 West 63rd Street
Subject: Application for a special use to expand an existing gas station and construct a convenience store.
• Continued to March

45-14-S
Applicant: Victor’s Barber Shop and Beauty Salon, LLC
Owner: Victor Santay
Premises Affected: 3121 West 26th Street
Subject: Application for a special use to establish a beauty and barber shop.
• Approved 3-0

46-14-S
Applicant: GLP & CNT, LLC
Owner: same as applicant
Premises Affected: 1812 West Ellen Street
Subject: Application for a special use to establish a residential use below the second floor for a proposed three-story single family residence with a third floor deck and an attached two-car garage with a rooftop deck.
• Approved 3-0

47-14-Z
Applicant: GLP & CNT, LLC
Owner: same as applicant
Premises Affected: 1812 West Ellen Street
Subject: Application for a variation to reduce the rear yard setback from 30’ to 1.35’ for a proposed three-story single family residence with a third floor deck and a two-car attached garage with a rooftop deck.
• Approved 3-0

48-14-S
Applicant: 5352 N Broadway, LLC
Owner: same as applicant
Premises Affected: 5352 North Broadway
Subject: Application for a special use to establish an outdoor rooftop patio on top of the first floor of an existing building which will serve as an accessory use to the proposed restaurant to be located on the first floor of said building.
• Approved 3-0
49-14-Z

Applicant: 5352 N Broadway, LLC
Owner: same as applicant
Premises Affected: 5352 North Broadway
Subject: Application for a variation to reduce the rear setback for floors containing a dwelling unit from 30' to 16.11' for a proposed one-story one unit addition, with a rear deck and enclosed stairway, to an existing one-story building with a proposed restaurant and an attached two-car garage.

- Approved 3-0

50-14-Z

Applicant: 2014 N Wolcott, LLC
Owner: same as applicant
Premises Affected: 2014 North Wolcott Avenue
Subject: Application for a variation to reduce the front yard setback from 20' to 9.58'; to reduce the north side yard setback from 2' to 0.71'; to reduce the total combined side yard setback from 4.8' to 3.5' 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 renovations and expansions to an existing five unit building being converted to a three unit building.

- Approved 3-0

51-14-Z

Applicant: Brian Mack
Owner: same as applicant
Premises Affected: 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

Applicant: Craig Knapp
Owner: same as applicant
Premises Affected: 1725 North Hudson Avenue
Subject: Application for a variation to reduce the front yard setback from 20' to 0' and to reduce the total combined side yard setback from 10' to 0' for a proposed second floor addition above a proposed attached two-car garage to a two-story, three unit building being converted to a two-unit building.

- Approved 3-0
53-14-Z  
Applicant: Ellen Rosenfeld  
Owner: same as applicant  
Premises Affected: 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  
Applicant: Camille King  
Owner: same as applicant  
Premises Affected: 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  
Applicant: John P. Brazzale  
Owner: same as applicant  
Premises Affected: 3034 North Southport Avenue  
Subject: Application for a variation to reduce the north side yard setback from 2' to 1'; to reduce the total combined side yard setback from 5' to 4.67'; to reduce the rear yard open space from 450 square feet to 95.37 square feet; to exceed the allowed floor area of 4,071 square feet by not more than 15% (589 square feet); and, to exceed the allowed height of 34.33' by not more than 10% (2.33') for a proposed second floor rear open deck and a two dormer, fourth floor addition to a three-story, two unit building with a detached two-car garage.  

- Approved 3-0

56-14-Z  
Applicant: Christopher Amatore  
Owner: same as applicant  
Premises Affected: 7831-33 South Colfax Avenue  
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.  

- Approved 3-0
57-14-Z  
Applicant: Carolyn Feliciano  
Owner: same as applicant  
Premises Affected: 1952 North Dayton Street  
Subject: Application for a variation to reduce the front yard setback from 11.51' to 10.33'; 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  
Applicant: Irina Druk  
Owner: Karli Nelson  
Premises Affected: 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  
Applicant: Thomas Scott  
Owner: same as applicant  
Premises Affected: 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  
Applicant: Sun Cash of WI, LLC  
Owner: Vasiliki Kozonis/DBA North Plaza, LLC  
Premises Affected: 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  
Applicant: Henry’s Sober Living House, Inc.  
Owner: Henry McGhee  
Premises Affected: 8128 South Ellis Avenue  
Subject: Application for a special use to establish a 17-bed transitional residence.

- Approved 3-0
<table>
<thead>
<tr>
<th>Number</th>
<th>Location</th>
<th>Zoning District</th>
<th>Ward</th>
<th>Applicant</th>
<th>Owner</th>
<th>Premises Affected</th>
<th>Subject</th>
</tr>
</thead>
<tbody>
<tr>
<td>62-14-S</td>
<td></td>
<td>B3-3</td>
<td>5</td>
<td>Lake Park Entertainment, LLC</td>
<td>Lake Park Associates, Inc.</td>
<td>5311 South Lake Park Avenue</td>
<td>Application for a special use to establish a second floor outdoor patio and medium entertainment venue.</td>
</tr>
<tr>
<td>63-14-S</td>
<td></td>
<td>C1-2</td>
<td>33</td>
<td>Dmitry Livshis</td>
<td>Elston View Development</td>
<td>3501 North Elston Avenue, Unit 1</td>
<td>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.</td>
</tr>
<tr>
<td>64-14-S</td>
<td></td>
<td>C1-2</td>
<td>33</td>
<td>Volodymr Dyadyuk</td>
<td>Elston View Development</td>
<td>3503 North Elston Avenue, Unit 1</td>
<td>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.</td>
</tr>
<tr>
<td>65-14-S</td>
<td></td>
<td>C1-2</td>
<td>33</td>
<td>Michael Alexander</td>
<td>Elston View Development</td>
<td>3505 North Elston Avenue, Unit 1</td>
<td>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.</td>
</tr>
<tr>
<td>66-14-S</td>
<td></td>
<td>B3-2</td>
<td>43</td>
<td>Nails Boutique, LLC</td>
<td>LW Associates, LLC</td>
<td>612 West Webster Avenue</td>
<td>Application for a special use to establish a nail salon.</td>
</tr>
</tbody>
</table>

* • Approved 3-0

* • Withdrawn

* • Continued to March
67-14-S  
**Zoning District:** C2-3  
**Ward:** 3  
**Applicant:** Specialized Assistance Services, NFP  
**Owner:** same as applicant  
**Premises Affected:** 2615-43 South State Street  
**Subject:** Application for a special use to establish a 43-space off-site required accessory parking lot to serve a medical office building located at 2630 South Wabash Street.  
* Approved 3-0

68-14-S  
**Zoning District:** B1-2  
**Ward:** 43  
**Applicant:** 328 W Wisconsin, LLC  
**Owner:** Condominium Association – The 1920 Lincoln Condominium Association  
**Premises Affected:** 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  
**Premises Affected:** 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  
**Premises Affected:** 2102 South Pulaski Road  
**Subject:** Application for a special use to establish a barber and beauty salon.  
* Approved 3-0

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

72-14-S  
**Zoning District:** RM-5  
**Ward:** 4  
**Applicant:** JWS Charter Special Assets, LLC  
**Owner:** same as applicant  
**Premises Affected:** 5140 South Kenwood Avenue, Unit 101  
**Subject:** Application for a special use to establish a vacation rental.  
* Approved 3-0
73-14-S
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
Applicant: JWS Charter Special Assets, LLC
Owner: same as applicant
Premises Affected: 5140 South Kenwood Avenue, Unit 207
Subject: Application for a special use to establish a vacation rental.
• Approved 3-0

75-14-S
Applicant: JWS Charter Special Assets, LLC
Owner: same as applicant
Premises Affected: 5140 South Kenwood Avenue, Unit 209
Subject: Application for a special use to establish a vacation rental.
• Approved 3-0

76-14-S
Applicant: JWS Charter Special Assets, LLC
Owner: same as applicant
Premises Affected: 5140 South Kenwood Avenue, Unit 314
Subject: Application for a special use to establish a vacation rental.
• Approved 3-0

77-14-S
Applicant: JWS Charter Special Assets, LLC
Owner: same as applicant
Premises Affected: 5140 South Kenwood Avenue, Unit 316
Subject: Application for a special use to establish a vacation rental.
• Approved 3-0

78-14-Z
Applicant: Matthew Strube and Kristin Krajecki
Owner: same as applicant
Premises Affected: 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.
• Approved 3-0
79-14-Z  
Applicant: Clark Menomonee, LLC  
Owner: same as applicant  
Premises Affected: 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.  
- Approved 3-0

80-14-Z  
Applicant: Irene Renieris and Eric Arvin  
Owner: same as applicant  
Premises Affected: 2100 West Eastwood Avenue  
Subject: Application for a variation to reduce the total combined side yard setback from 7.49’ to 3’; to reduce the rear yard setback from 34’ to 28.58’; to reduce the rear yard open space from 296 square feet to 0 square feet; and, to exceed the allowed floor area of 4,095 square feet by not more than 15% (311 square feet) for a proposed one-story addition to the northwest portion of an existing firehouse being converted to a single family residence.  
- Approved 3-0

81-14-Z  
Applicant: Ayala Properties, LLC  
Owner: same as applicant  
Premises Affected: 1616 North Springfield Avenue  
Subject: Application for a variation to 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 family residence with an existing detached two-car garage.  
- Continued to April

82-14-Z  
Applicant: 2523 North Halsted Condo Association  
Owner: same as applicant  
Premises Affected: 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  
Applicant: Michael L. McCluggage  
Owner: same as applicant  
Premises Affected: 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.  
- Approved 3-0
84-14-Z  Zoning District: RT-4    Ward: 26
Applicant: Gabriel Klinger
Owner: same as applicant
Premises Affected: 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

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.

- Approved 3-0

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.

- Approved 3-0

404-13-S  Zoning District: M3-3    Ward: 22
Applicant: L.A. Recycling, Inc.
Owner: Luis Ayala
Premises Affected: 3345 West 31st 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
Premises Affected: 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
Premises Affected: 3201 North Cicero Avenue
Subject: Application for a special use to establish a pawn shop.

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

10-14-S  Zoning District: C2-1    Ward: 14
Applicant: B&J Archer Station, Ltd.
Owner: B&B Oil, Inc.
Premises Affected: 4710 South Archer Avenue
Subject: Application for a special use to establish a gas station with a convenience store and a one-lane automatic car wash.
- 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. Church
Owner: GTMB Church
Premises Affected: 9712 South Vincennes Avenue
Subject: Application for a special use to establish a 257-seat religious assembly facility and construct a one-story front 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 Property Management
Premises Affected: 3347 North Clark Street, 1st Floor, Unit C
Subject: Application for a special use to establish a massage salon.
- Approved 3-0

34-14-S  Zoning District: B3-2    Ward: 50
Applicant: Tree House Humane Society, Inc.
Owner: same as applicant
Premises Affected: 7221-31 North Western Avenue
Subject: Application for a special use to establish an animal services/shelter facility.
- Continued to April
Zoning District: PMD-11A  Ward: 25

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.

- Approved 3-0, with conditions, resolution pending