

**CITY OF CHICAGO
ZONING BOARD OF APPEALS
FRIDAY – June 20, 2014
121 North LaSalle Street – Room 200**

9:00 A.M.

207-14-S **Zoning District: B3-2** **Ward: 15**
Applicant: Jorge Martinez
Owner: same as applicant
Premises Affected: 1911 West 47th Street
Subject: Application for a special use to establish a beauty salon.
 • **Approved**

208-14-S **Zoning District: B1-1** **Ward: 21**
Applicant: Shana Hinton
Owner: Pangea Real Estate
Premises Affected: 8111 South Ashland Avenue
Subject: Application for a special use to establish a beauty salon.
 • **Approved**

209-14-S **Zoning District: B3-1** **Ward: 1**
Applicant: Mops Beauty Shop, LLC
Owner: Paul J. Quetschke & Company
Premises Affected: 2500-02 North California Avenue
Subject: Application for a special use to expand an existing beauty salon.
 • **Approved**

210-14-Z **Zoning District: RS-3** **Ward: 31**
Applicant: Andres Velazquez
Owner: same as applicant
Premises Affected: 2438 North Central Park Avenue
Subject: Application for a variation to exceed the existing floor area of 3,288.6 square feet by not more than 15% to 3,449.6 square feet for a proposed third-story addition to an existing two-story, two-unit building.
 • **Continued to August**

211-14-Z **Zoning District: C1-2** **Ward: 1**
Applicant: East Room, Inc.
Owner: Liberty Center, LLC
Premises Affected: 2354 North Milwaukee Avenue
Subject: Application for a variation to establish a public place of amusement license for an existing tavern located within 125' of an RS-3 Residential Single-Unit (Detached House) District.
 • **Continued to August**

212-14-S **Zoning District: B3-2** **Ward: 25**
Applicant: Manny Godinez
Owner: same as applicant
Premises Affected: 1702 South Paulina Street
Subject: Application for a special use to establish a residential use below the second floor of an existing two-story, two-unit building.

- **Continued to July**

213-14-Z **Zoning District: RS-3** **Ward: 41**
Applicant: Matthew Kron
Owner: same as applicant
Premises Affected: 7640 West Summerdale Avenue
Subject: Application for a variation to reduce the front yard setback from 20' to 13.3'; to reduce the east side yard setback from 4' to 3.5'; and, to reduce the combined side yard setback from 12' to 8.82' for a proposed open front porch and a rear, two-story addition to an existing two-story single-family residence with a detached two-car garage.

- **Continued to August**

214-14-S **Zoning District: B3-1** **Ward: 40**
Applicant: Andrea Giuffre/DBA Jack and Ginger's Dog Care, Inc.
Owner: Arnold Park
Premises Affected: 5111 North Lincoln Avenue
Subject: Application for a special use to establish a canine daycare, grooming and overnight boarding facility.

- **Continued to July**

215-14-S **Zoning District: PMD-2A** **Ward: 27**
Applicant: Walsh Construction Company II, LLC
Owner: Elston Avenue Properties, LLC
Premises Affected: 949 North Elston Avenue
Subject: Application for a special use to establish a modified transfer station.

- **Continued to July**

216-14-S **Zoning District: M1-1/M2-2** **Ward: 47**
Applicant: Chicago Cubs Baseball Club, LLC
Owner: Garoon Family Limited Partnership
Premises Affected: 3900 North Rockwell Street
Subject: Application for a special use to establish 1,000 off-site, non-required, accessory parking spaces.

- **Approved with conditions; resolution pending**

217-14-S **Zoning District: C1-3** **Ward: 27**
Applicant: RW Productions, Inc.
Owner: 1100 West Randolph, LLC
Premises Affected: 1100 West Randolph Street
Subject: Application for a special use to establish a temporary residential use below the second floor of an existing two-story building.

- **Approved**

218-14-S **Zoning District: C1-3** **Ward: 27**
Applicant: RW Productions, Inc.
Owner: 1100 West Randolph, LLC
Premises Affected: 1100 West Randolph Street
Subject: Application for a special use to establish a 7-bed, temporary, group living residence in an existing two-story building.

- **Approved**

219-14-Z **Zoning District: B3-5** **Ward: 27**
Applicant: 1435 Wells, LLC
Owner: same as applicant
Premises Affected: 1435 North Wells Street
Subject: Application for a variation to reduce the rear yard setback from 30' to 0' and to exceed the allowed height of 50' by not more than 10% to 55' for a proposed five-story, four-unit building with ground floor commercial space and an attached two-car garage.

- **Continued to August**

220-14-Z **Zoning District: RM-5** **Ward: 27**
Applicant: Michael and Deneeta Thompson
Owner: same as applicant
Premises Affected: 1523 North North Park Avenue
Subject: Application for a variation to reduce the north side yard setback from 2' to 1'; to reduce the south side yard setback from 2' to 1.25'; to reduce the combined side yard setback from 5' to 2.25'; and, to reduce the rear yard setback from 28.63' to 17' for a proposed four-story single-family residence with an attached lower level garage accessed from North Park Avenue.

- **Withdrawn**

221-14-Z **Zoning District: RM-5** **Ward: 27**
Applicant: Michael and Deneeta Thompson
Owner: same as applicant
Premises Affected: 1525 North North Park Avenue
Subject: Application for a variation to reduce the north side yard setback from 2' to 1'; to reduce the south side yard setback from 2' to 1.5'; to reduce the combined side yard setback from 5' to 2.5'; and, to reduce the rear yard setback from 28.16' to 17' for a proposed four-story single-family residence with an attached lower level garage accessed from North Park Avenue.

- **Approved**

222-14-Z **Zoning District: RM-4.5** **Ward: 2**
Applicant: Enda Raftery
Owner: Edward Nash, Victoria Sheil and Richard Anselmo
Premises Affected: 941 North Hoyne Avenue
Subject: Application for a variation to reduce the north side yard setback from 2' to 0' to allow the existing 50'-wide lot to be divided into two 25'-wide lots; the existing three-story, three-unit building will remain on the 941 North Hoyne Avenue parcel.

- **Approved**

223-14-Z **Zoning District: RM-5** **Ward: 2**
Applicant: Jihyun Kim Living Trust
Owner: same as applicant
Premises Affected: 1538 North Dearborn Parkway
Subject: Application for a variation to reduce the rear yard setback from 41.72' to 23.23' for a proposed rear, one-story walkway connecting a rear, open deck to an existing three-story single family residence with a rear, second floor deck and to an existing garage with a rooftop deck.

- **Continued to August**

224-14-Z **Zoning District: RM-5** **Ward: 20**
Applicant: St. Edmunds Redevelopment Corporation
Owner: City of Chicago
Premises Affected: 227-29 East 61st Street/6100-24 South Prairie Avenue
Subject: Application for a variation to reduce the rear yard setback from 50' to 5.96' for a proposed three-story, 27-unit building with ground floor accessible units and 24 surface parking spaces.

- **Approved**

CONTINUANCES

130-14-S **Zoning District: B3-3** **Ward: 2**
Applicant: Zuno Photographic, Inc.
Owner: JL Development, LLC
Premises Affected: 1451 North Ashland Avenue, Unit 1D
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 six units above the ground floor.

- **Approved**

131-14-S **Zoning District: B3-3** **Ward: 2**
Applicant: JL Development, LLC
Owner: same as applicant
Premises Affected: 1455 North Ashland Avenue, Unit 1B
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 six units above the ground floor.

- **Approved**

132-14-S **Zoning District: B3-3** **Ward: 2**
Applicant: Bellissimo Fragrances, Inc.
Owner: JL Development, LLC
Premises Affected: 1457 North Ashland Avenue, Unit 1A
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 six units above the ground floor.

- **Approved**

133-14-Z **Zoning District: B3-3** **Ward: 2**
Applicant: Bellissimo Fragrances, Inc.
Owner: JL Development, LLC
Premises Affected: 1457 North Ashland Avenue, Unit 1A
Subject: Application for a variation to reduce the seven-space, off-street, accessory parking requirement by no more than one space for a proposed business live/work space unit on the ground floor of an existing four-story building with six units above the ground floor.

- **Approved**

2:00 P.M.

230-14-Z **Zoning District: RM-6.5 & B3-5** **Ward: 48**
Applicant: Saddle and Cycle Club
Owner: same as applicant
Premises Affected: 900 West Foster Avenue
Subject: Application for a variation to establish an 8'-high, solid, wood fence setback 5' from the adjacent public right-of-way.

- **Withdrawn**

231-14-S **Zoning District: DX-5** **Ward: 42**
Applicant: LG Construction + Development
Owner: MRR 678 Kingsbury, LLC
Premises Affected: 678 North Kingsbury Avenue
Subject: Application for a special use to establish a residential use below the second floor of an existing five-story building being converted to contain 39 residential units; a two-story addition will be added to the top of the existing building, a four-story and six-story addition will be connected to the south side and 62 parking spaces will be established on the first floor and in the basement, with 26 of the basement spaces accessed via an automated lift system.

- **Continued to September**

232-14-Z **Zoning District: DX-5** **Ward: 42**
Applicant: LG Construction + Development
Owner: MRR 678 Kingsbury, LLC
Premises Affected: 678 North Kingsbury Avenue
Subject: Application for a variation to reduce the rear yard setback from 30' to 0' for the proposed renovation of an existing five-story building being converted to contain 39 residential units; a two-story addition will be added to the top of the existing building, a four-story and six-story addition will be connected to the south side and 62 parking spaces will be established on the first floor and in the basement, with 26 of the basement spaces accessed via an automated lift system.

- **Continued to September**

233-14-S **Zoning District: RT-4** **Ward: 46**
Applicant: Mid-City Parking, Inc.
Owner: Wes Rehwoldt, Receiver
Premises Affected: 4738-50 North Winthrop Avenue
Subject: Application for a special use to establish forth-three (43) non-accessory parking spaces within an existing 59-space surface parking lot.

- **Approved**

234-14-A **Zoning District: B1-2** **Ward: 43**
Applicant: Outdoor Impact, Inc.
Owner: Bitco Realty, LLC
Premises Affected: 2730 North Clark Street
Subject: Application to appeal the decision of the Zoning Administrator in refusing to allow the establishment of an off-premise advertising sign measuring 22' x 40'.

- **Appeal denied; decision of the Zoning Administrator upheld**

235-14-A **Zoning District: B3-1** **Ward: 35**
Applicant: Outdoor Impact, Inc.
Owner: Andrew Gerber
Premises Affected: 3132 North Kedzie Avenue
Subject: Application to appeal the decision of the Zoning Administrator in refusing to allow the establishment of an off-premise advertising sign measuring 52' x 19'.

- **Continued to September**

236-14-S **Zoning District: DX-12** **Ward: 4**
Applicant: MRR 619 S. LaSalle, LLC
Owner: same as applicant
Premises Affected: 619 South LaSalle Street
Subject: Application for a special use to establish a residential use below the second floor of an existing seven-story building being converted to contain 106 residential units.

- **Approved**

237-14-S **Zoning District: B1-3** **Ward: 1**
Applicant: 2808-14 North Avenue, LLC
Owner: Ridgestone Bank
Premises Affected: 2808 West North Avenue
Subject: Application for a special use to establish a residential use below the second floor of a proposed four-story, eight-unit building with eight on-site parking spaces.

- **Continued to November**

238-14-S **Zoning District: B1-3** **Ward: 1**
Applicant: 2808-14 North Avenue, LLC
Owner: Ridgestone Bank
Premises Affected: 2814 West North Avenue
Subject: Application for a special use to establish a residential use below the second floor of a proposed four-story, eight-unit building with eight on-site parking spaces.

- **Continued to November**

239-14-S **Zoning District: M1-1** **Ward: 26**
Applicant: 2nd Gen Properties – Pulaski, LLC
Owner: same as applicant
Premises Affected: 2035 North Pulaski Road
Subject: Application for a special use to establish a restaurant with one drive-through lane.

- **Continued to August**

240-14-S **Zoning District: B3-2** **Ward: 21**
Applicant: 2nd Gen Properties – 95th, LLC
Owner: same as applicant
Premises Affected: 1465 West 95th Street
Subject: Application for a special use to establish a restaurant with one drive-through lane.

- **Approved**

241-14-S **Zoning District: B1-2** **Ward: 47**
Applicant: 3940-42 Ashland, LLC
Owner: JDB Properties, LLC
Premises Affected: 3940-42 North Ashland Avenue
Subject: Application for a special use to establish a residential use below the second floor of a proposed three-story, five-unit building with five (5) on-site parking spaces.

- **Approved**

242-14-S **Zoning District: M2-2** **Ward: 15**
Applicant: 4815 S. Western, LLC
Owner: same as applicant
Premises Affected: 2300 West 48th Place/4814-24 South Oakley Avenue
Subject: Application for a special use to establish a 28-space, non-accessory parking lot.

- **Continued to September**

243-14-Z **Zoning District: RM-4.5** **Ward: 7**
Applicant: Colfax Chicago, LLC
Owner: same as applicant
Premises Affected: 7419-25 South Colfax Avenue
Subject: Application for a variation to reduce the rear yard open space from 754 square feet to 0 square feet and to reduce the 16-space, off-street, accessory parking requirement by no more than two spaces for the proposed conversion of an existing three-story, 12-unit building into a 16-unit building.

- **Approved**

244-14-S **Zoning District: C1-2** **Ward: 20**
Applicant: Akbar Mithani
Owner: same as applicant
Premises Affected: 825 West 47th Street
Subject: Application for a special use to establish a restaurant with one drive-through lane.

- **Approved**

245-14-S **Zoning District: B3-3** **Ward: 43**
Applicant: Shivani V. Corporation/DBA Park West Liquors and Smoke Shop
Owner: DKF Properties, LLC
Premises Affected: 2570 North Lincoln Avenue
Subject: Application for a special use to establish a liquor store for the retail sale of package goods.

- **Approved**

246-14-S **Zoning District: B1-3** **Ward: 32**
Applicant: MRR 1450 W Barry, LLC
Owner: same as applicant
Premises Affected: 1450 West Barry Avenue
Subject: Application for a special use to establish a residential use below the second floor through the conversion of ground floor commercial space to residential use in an existing three-story, two-unit building; the existing one-story, one-unit coach house is not being improved or otherwise modified through this application.

- **Approved with conditions; resolution pending**

247-14-S **Zoning District: C2-1** **Ward: 30**
Applicant: Chicago Tabernacle of the Assemblies of God
Owner: same as applicant
Premises Affected: 3215-33 North Cicero Avenue
Subject: Application for a special use to establish a 725-seat religious assembly facility.

- **Approved**

248-14-Z **Zoning District: B3-3** **Ward: 32**
Applicant: Innovate Properties, LLC – Series 4
Owner: same as applicant
Premises Affected: 1868 North Milwaukee Avenue
Subject: Application for a variation to reduce the rear yard setback from 30' to 24' and to reduce the 6-space, off-street, accessory parking requirement by no more than two (2) spaces for a proposed four-story, six-unit building with ground floor commercial space and five (5) off-street, surface parking spaces.

- **Approved**

CONTINUANCES

121-14-S **Zoning District: M1-1** **Ward: 18**
Applicant: La Canchita, LLC
Owner: Jose and Yolanda Dominguez
Premises Affected: 7647 South Kedzie Avenue
Subject: Application for a special use to establish an indoor soccer facility.
 • **Continued to September**

135-14-Z **Zoning District: RT-4** **Ward: 2**
Applicant: LeMoyne Acquisitions, LLC
Owner: same as applicant
Premises Affected: 2117 West Le Moyne Street
Subject: Application for a variation to reduce the rear yard setback from 45.36' to 0'; to reduce the east side yard setback from 2' to 0'; and, to increase the height of an accessory structure from 15' to 24.5' for a proposed three-story single family residence with an existing detached three-car garage.
 • **Continued to September**

136-14-Z **Zoning District: RT-4** **Ward: 2**
Applicant: LeMoyne Acquisitions, LLC
Owner: same as applicant
Premises Affected: 2119 West Le Moyne Street
Subject: Application for a variation to reduce the rear yard setback from 45.36' to 0'; to reduce the west side yard setback from 2.08' to 0'; to increase the height of the masonry wall in the west side yard setback from 6' to 8'; and, to increase the height of an accessory structure from 15' to 22' for an existing two-story single family residence with a detached three-car garage.
 • **Continued to September**

146-14-Z **Zoning District: B3-2** **Ward: 26**
Applicant: Chicago Title Land Trust, No.: 122870
Owner: same as applicant
Premises Affected: 3259 West North Avenue
Subject: Application for a variation to reduce the three-space, off-street, accessory parking requirement by no more than one space for a proposed two-story, three-unit development with ground floor office space in an existing building with a two-car detached rear garage.
 • **Approved**

147-14-S **Zoning District: B3-2** **Ward: 26**
Applicant: Chicago Title Land Trust, No.: 122870
Owner: same as applicant
Premises Affected: 3259 West North Avenue
Subject: Application for a special use to establish a residential use below the second floor for a proposed two-story, three-unit development with ground floor office space in an existing building with a two-car detached rear garage.

- **Approved**

92-14-S **Zoning District: RT-4** **Ward: 20**
Applicant: Darkim Responsible Living for Women, Inc.
Owner: Daryl Hopkins
Premises Affected: 6541 South Rhodes Avenue
Subject: Application for a special use to establish a 14-bed transitional residence for women with children only.

- **Denied**

95-14-S **Zoning District: B3-1** **Ward: 30**
Applicant: Thaddeus Mazuchowski
Owner: same as applicant
Premises Affected: 3644 West Diversey Avenue
Subject: Application for a special use to establish a business live/work space unit on the ground floor of an existing three-story building with two residential units above the ground floor.

- **Continued to September**

164-14-S **Zoning District: B1-1** **Ward: 13**
Applicant: Andres Valencia/DBA Enzzo Hair Studio
Owner: Armon Marjorie Schmidt
Premises Affected: 5629 West 63rd Street
Subject: Application for a special use to establish a beauty and nail salon.

- **Approved**