

**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**  
**FRIDAY – November 15, 2013**  
**121 North LaSalle Street – Room 200**

**9:00 A.M.**

**384-13-S**                      **Zoning District: B3-2**                      **Ward: 46**  
**Applicant:** Purevseren Sarangerel  
**Owner:** 933-35 W Irving Park C  
**Premises Affected:** 935 West Irving Park Road, 1<sup>st</sup> Floor  
**Subject:** Application for a special use to establish a nail and waxing salon.  
    • **Approved 3-0**

**385-13-S**                      **Zoning District: B3-2**                      **Ward: 46**  
**Applicant:** Purevseren Sarangerel  
**Owner:** 933-35 W Irving Park C  
**Premises Affected:** 935 West Irving Park Road, 1<sup>st</sup> Floor  
**Subject:** Application for a special use to establish a massage salon.  
    • **Approved 3-0**

**386-13-S**                      **Zoning District: B3-1**                      **Ward: 21**  
**Applicant:** Freeman Jewelers, Inc.  
**Owner:** Alvin L. Bell Jr.  
**Premises Affected:** 8908-20 South Lafayette Avenue  
**Subject:** Application for a special use to establish a pawn shop.  
    • **Approved 3-0**

**387-13-S**                      **Zoning District: B3-2**                      **Ward: 26**  
**Applicant:** 1012 N. California, Inc.  
**Owner:** same as applicant  
**Premises Affected:** 1012 North California Avenue  
**Subject:** Application for a special use to establish a residential use below the second floor of a proposed three-story, three-unit building.  
    • **Approved 4-0**

**388-13-S**                      **Zoning District: DS-3/DX-5**                      **Ward: 11**  
**Applicant:** Roosevelt Venture, LLC  
**Owner:** same as applicant  
**Premises Affected:** 611-15 West Roosevelt Road/1218 South Jefferson Street  
**Subject:** Application for a special use to establish 30 non-accessory parking spaces.  
    • **Approved 4-0**

**389-13-S**                      **Zoning District: C2-2**                      **Ward: 21**  
**Applicant:** Cobalt Aftermarket, LLC/DBA Big Dawn Pawn  
**Owner:** 9229 S. Ashland, LLC  
**Premises Affected:** 9230 South Ashland Avenue  
**Subject:** Application for a special use to establish a pawn shop.  
    • **Denied 4-0**

**390-13-S**                      **Zoning District: B3-1**                      **Ward: 30**  
**Applicant:** Sara Johns  
**Owner:** Tadeusz Korzuchowski  
**Premises Affected:** 5732 West Belmont Avenue  
**Subject:** Application for a special use to establish a fortune telling service.  
    • **Approved 3-0**

**391-13-S**                      **Zoning District: C2-3**                      **Ward: 47**  
**Applicant:** 4858-70 N. Clark Street, LLC  
**Owner:** same as applicant  
**Premises Affected:** 4866-72 North Clark Street  
**Subject:** Application for a special use to expand a previously approved four-story, 15-room hotel to allow for a total of 25 rooms.  
    • **Approved 4-0**

**392-13-S**                      **Zoning District: B3-2**                      **Ward: 32**  
**Applicant:** Murguia ZR Chicago, LLC/DBA Zoom Room Chicago  
**Owner:** Goldmarc Plaza Two, Inc.  
**Premises Affected:** 3055 North Ashland Avenue  
**Subject:** Application for a special use to establish a dog training facility.  
    • **Approved 4-0**

**393-13-S**                      **Zoning District: B3-2**                      **Ward: 15**  
**Applicant:** Checkers Drive-In Restaurant, Inc.  
**Owner:** Convention Center Drive  
**Premises Affected:** 4701-11 South Damen Avenue  
**Subject:** Application for a special use to establish a one-story restaurant with one drive-through lane and window.  
    • **Approved 3-0**

**394-13-Z**                      **Zoning District: RS-3**                      **Ward: 32**  
**Applicant:** Deborah Witzburg and Jay Beilder  
**Owner:** same as applicant  
**Premises Affected:** 1658 North Leavitt Street  
**Subject:** Application for a variation to reduce the north side yard setback from 3' to 0'; to reduce the combined side yard setback from 7.5' to 3.91'; and, to exceed the allowed floor area ratio of 4,394 square feet by not more than 15% (638 square feet) for a proposed rear two-story addition with a third floor covered balcony and a south side one-story addition to an existing three-story, three-unit building being converted to a single-family residence with a detached garage.  
    • **Approved 4-0**

**395-13-Z**                      **Zoning District: C1-3**                      **Ward: 47**  
**Applicant:**                      JDB Properties, LLC  
**Owner:**                              same as applicant  
**Premises Affected:**              3952-56 North Ashland Avenue/1611 West Irving Park Road  
**Subject:**                              Application for a variation to reduce the rear yard setback above the first floor from 30' to 21' for a proposed four-story, nine-unit building with ground floor retail space and nine indoor parking spaces.

- **Approved 4-0**

**396-13-Z**                      **Zoning District: C1-2**                      **Ward: 25**  
**Applicant:**                      CL Juanjo Development Corporation  
**Owner:**                              same as applicant  
**Premises Affected:**              2300 South Blue Island Avenue  
**Subject:**                              Application for a variation to establish a public place of amusement license to permit an existing tavern, located within 125' of an RS-3 Residential Single-Unit (Detached House) District, to provide a dj and dancing and charge admission.

- **Approved 4-0**

**397-13-Z**                      **Zoning District: RT-4**                      **Ward: 1**  
**Applicant:**                      John Rozycki  
**Owner:**                              same as applicant  
**Premises Affected:**              2218 West Huron Street  
**Subject:**                              Application for a variation to reduce the lot area from 3,000 square feet by no more than 10% (82 square feet) for a proposed three-story, three-unit building.

- **Approved 4-0**

**398-13-Z**                      **Zoning District: RS-2**                      **Ward: 10**  
**Applicant:**                      Benjamin Richter  
**Owner:**                              same as applicant  
**Premises Affected:**              9642 South Escanaba Avenue  
**Subject:**                              Application for a variation to reduce the front yard setback from 16.57' to 5.75' and to reduce the combined side yard setback from 8' to 3.91' with a 0.33' south side setback and a 3.58' north side setback for a proposed front two-story open porch, a rear two-story open porch and a rear one-story enclosed porch on an existing two-story, two-unit building.

- **Approved 3-1**

**399-13-Z**                      **Zoning District: RT-3.5**                      **Ward: 47**  
**Applicant:**                      Wicklow Development 1, LLC  
**Owner:**                              same as applicant  
**Premises Affected:**              1833 West Addison Street  
**Subject:**                              Application for a variation to reduce the lot area from 5,000 square feet by no more than 10% (338 square feet) for a proposed three-story, four-unit building.

- **Continued to January**

**400-13-Z**                      **Zoning District: RS-3**                      **Ward: 36**  
**Applicant:** Christopher House  
**Owner:** Chicago Board of Education  
**Premises Affected:** 5235 West Belden Avenue  
**Subject:** Application for a variation to reduce the west side yard setback from 24' to 6.5'; to eliminate one 10' x 25' loading berth; and, to exceed the allowed floor area ratio of 144,257 square feet by 5,414 square feet for a proposed one and two-story addition to an existing two-story school.

- **Approved 4-0**

**401-13-Z**                      **Zoning District: C1-1**                      **Ward: 29**  
**Applicant:** Angelina Collins/DBA BCD Banquet Hall  
**Owner:** Novogroder Co.  
**Premises Affected:** 6206 West North Avenue  
**Subject:** Application for a variation to establish a public place of amusement license for a proposed banquet hall located within 125' of an RS-3 Residential Single-Unit (Detached House) District.

- **Continued to January**

**402-13-Z**                      **Zoning District: RS-3**                      **Ward: 6**  
**Applicant:** Emmanuel Bible Center  
**Owner:** same as applicant  
**Premises Affected:** 6858 South Green Street  
**Subject:** Application for a variation to reduce the front yard setback from 3.75' to 0.0' and to reduce the south side yard setback from 6.0' to 0.0' for a proposed one-story, accessory, storage building.

- **Approved 3-0**

**403-13-Z**                      **Zoning District: RS-3**                      **Ward: 20**  
**Applicant:** Carmen Luna and Jose Carillo  
**Owner:** same as applicant  
**Premises Affected:** 1252 West 49<sup>th</sup> Place  
**Subject:** Application for a variation to reduce the front yard setback from 20' to 1.2' and to reduce the west side yard setback from 2' to 0.3' for a proposed front second floor open porch and a rear second floor open porch on an existing two-story, residential building.

- **Approved 3-0**

**2:00 P.M.**

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

- **Continued to January**

**405-13-S**                      **Zoning District: B3-5**                      **Ward: 27**  
**Applicant:** Clutch Clips/DBA Sports Clips  
**Owner:** Buck Miller, LLC  
**Premises Affected:** 1444 North Wells Street  
**Subject:** Application for a special use to establish a beauty salon.  
    • **Approved 4-0**

**406-13-S**                      **Zoning District: B3-2**                      **Ward: 32**  
**Applicant:** E&S Nails and More, Inc./DBA Spa Dabin  
**Owner:** Shine Property, LLC  
**Premises Affected:** 1937 North Damen Avenue  
**Subject:** Application for a special use to establish a nail and waxing salon.  
    • **Withdrawn**

**407-13-S**                      **Zoning District: C1-3**                      **Ward: 27**  
**Applicant:** Birdland Properties, LLC  
**Owner:** same as applicant  
**Premises Affected:** 328 North Carpenter Street  
**Subject:** Application for a special use to establish five off-site, accessory, parking spaces to fulfill the parking requirement for five proposed dwelling units to be located in an existing building at 312 North Carpenter Street.  
    • **Approved 4-0**

**408-13-S**                      **Zoning District: B1-1**                      **Ward: 21**  
**Applicant:** Sabrina Thomas/DBA Creative Handzs  
**Owner:** V&T Invest./DuPaul  
**Premises Affected:** 148 West 95<sup>th</sup> Street  
**Subject:** Application for a special use to establish a beauty and nail salon.  
    • **Approved 4-0**

**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.  
    • **Continued to January**

**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 and construct a second floor addition with a mezzanine and a third floor addition.  
    • **Continued to December**

**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 located at 146-160 East Marquette Road/6664-70 South Indiana Avenue.

- **Continued to December**

**411-13-Z**                      **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 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 located at 146-160 East Marquette Road/6664-70 South Indiana Avenue.

- **Continued to December**

**412-13-Z**                      **Zoning District: RT-4**                      **Ward: 29**  
**Applicant:** Billy Crespo  
**Owner:** same as applicant  
**Premises Affected:** 718-20 North Mayfield Avenue  
**Subject:** Application for a variation to reduce the west side yard setback from 3.2' to 0.0' and to exceed the allowed floor area ratio of 9,958 square feet by not more than 15% (498 square feet) for two proposed three-story additions with an open porch to an existing three-story, six-unit building.

- **Approved 4-0**

**413-13-Z**                      **Zoning District: RS-3**                      **Ward: 31**  
**Applicant:** Ted Panek  
**Owner:** same as applicant  
**Premises Affected:** 3623 West Altgeld Street  
**Subject:** Application for a variation to reduce the front yard setback from 20' to 8' and to reduce the west side yard setback from 5.2' to 2' for a proposed garage with a driveway and curb cut on West Altgeld Street.

- **Continued to January**

**414-13-Z**                      **Zoning District: RM-6.5**                      **Ward: 2**  
**Applicant:** Bart Przyjemski  
**Owner:** same as applicant  
**Premises Affected:** 1337 North Dearborn Street  
**Subject:** Application for a variation to reduce the rear yard setback from 36.1' to 22.67'; to reduce the combined side yard setback from 4.2' to 0'; and, to reduce the rear yard open space from 283.1 square feet to 77 square feet and to locate such open space on the roof of a proposed garage for a proposed four-story addition with an enclosed rear connection between the aforementioned garage and existing, three-story, single-family residence.

- **Continued to January**

**415-13-Z**                      **Zoning District: RS-3**                      **Ward: 15**  
**Applicant:** Jaime Morquez  
**Owner:** same as applicant  
**Premises Affected:** 4453 South Wood Street  
**Subject:** Application for a variation to reduce the rear yard setback from 37.2' to 22.42'; to reduce the north side yard setback from 2' to 0'; to reduce the combined side yard setback from 5' to 3.37'; and, to exceed the allowed floor area ratio of 4,971 square feet by not more than 15% (534 square feet) in order to legalize an existing rear, three-story, enclosed porch and a rear, one-story addition to an existing three-story, three-unit residential building.

- **Approved 4-0**

**416-13-Z**                      **Zoning District: C2-3**                      **Ward: 25**  
**Applicant:** GLPE, LLC  
**Owner:** Andrea Janis Detolve and Perry Robert Detolve  
**Premises Affected:** 1237-45 West Madison Street  
**Subject:** Application for a variation to reduce the rear yard setback from 30' to 1' for a proposed four-story, 42-unit building with ground floor retail space, 42 indoor parking spaces and one loading berth.

- **Approved 4-0**

**417-13-Z**                      **Zoning District: C2-3**                      **Ward: 25**  
**Applicant:** GLPE, LLC  
**Owner:** the estate of Ethel J. Detolve  
**Premises Affected:** 1249-59 West Madison Street  
**Subject:** Application for a variation to reduce the rear yard setback from 30' to 15' for a proposed four-story, 30-unit building with ground floor retail space, 30 indoor parking spaces and one loading berth.

- **Approved 4-0**

**418-13-S**                      **Zoning District: B1-5/C2-3**                      **Ward: 46**  
**Applicant:** Chicago Transit Authority  
**Owner:** same as applicant  
**Premises Affected:** 1109 and 1112 West Wilson and 1052 West Sunnyside Avenues  
**Subject:** Application for a special use to allow for the expansion and reconstruction of the CTA Red Line Wilson Station whose main entrance will be located at 1109 West Wilson Avenue and the establishment of auxiliary station entrances at 1112 West Wilson Avenue and 1052 West Sunnyside Avenue.

- **Approved 4-0**

**CONTINUANCES**

**327-13-S**                      **Zoning District: B1-1**                      **Ward: 19**  
**Applicant:** Hang Nguyen  
**Owner:** Dan Tzouma/GDT Properties, Inc.  
**Premises Affected:** 10505 South Western Avenue  
**Subject:** Application for a special use to establish a nail salon.

- **Withdrawn**

**334-13-S**                      **Zoning District: DR-7**                      **Ward: 2**  
**Applicant:**                      850, LLC  
**Owner:**                              same as applicant  
**Premises Affected:**              850 North DeWitt Place  
**Subject:**                              Application for a special use to establish 68 public, leased or rented parking spaces in an existing 127-space parking garage.

- **Continued to March**

**337-13-S**                      **Zoning District: RT4**                      **Ward: 24**  
**Applicant:**                      Deer Rehabilitation Services, Inc.  
**Owner:**                              same as applicant  
**Premises Affected:**              3645-47 West Douglas Boulevard  
**Subject:**                              Application for a special use to establish a 15-bed transitional residence.

- **Approved 4-0**

**338-13-S**                      **Zoning District: B3-2**                      **Ward: 28**  
**Applicant:**                      Guru Ohm, LLC  
**Owner:**                              WG Holdings, LLC  
**Premises Affected:**              1455 West Taylor Street  
**Subject:**                              Application for a special use to establish a liquor store.

- **Approved 4-0**

**345-13-S**                      **Zoning District: B3-3**                      **Ward: 3**  
**Applicant:**                      Donald Hampton  
**Owner:**                              Oaklawn Properties, LLC  
**Premises Affected:**              4651 South Michigan Avenue, 1<sup>st</sup> Floor  
**Subject:**                              Application for a special use to establish a beauty and hair salon.

- **Continued to January**

**347-13-S**                      **Zoning District: B3-2**                      **Ward: 46**  
**Applicant:**                      Tuan Trung Le and John Ngo  
**Owner:**                              Theresa A. Basco, trustee of Chicago Title Land Trust  
#A7800387571484/14-20-207-024  
**Premises Affected:**              3920 North Broadway  
**Subject:**                              Application for a special use to establish a nail salon.

- **Approved 4-0**

**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.

- **Continued to December**



**366-13-Z**                      **Zoning District: DR-3**                      **Ward: 42**  
**Applicant:** Bart Przyjemski  
**Owner:** Chicago Title Trust No. 31101  
**Premises Affected:** 52 East Bellevue Place  
**Subject:** Application for a variation to reduce the front yard setback from 15' to 8.33' and reduce the rear yard setback from 36.2' to 22' for a proposed three-story rear addition, a fourth floor addition with a front and rear open deck and a one-story rear addition to an existing three story single family residence and connected to a proposed detached garage with a rooftop deck.

- **Approved 4-0**

**375-13-S**                      **Zoning District: B3-3**                      **Ward: 49**  
**Applicant:** Chillar Party, Inc./DBA Red Violin Wine & Spirits  
**Owner:** Allen Choe  
**Premises Affected:** 7407 North Clark Street  
**Subject:** Application for a special use to establish a liquor store.

- **Approved 4-0**