CITY OF CHICAGO
ZONING BOARD OF APPEALS
FRIDAY – October 18, 2013
121 North LaSalle Street – Room 200

9:00 A.M.

335-13-S  Zoning District: C2-2  Ward: 12
Applicant: Kasper Development, LLC
Owner: same as applicant
Premises Affected: 3918-20 South Rockwell Street
Subject: Application for a special use to establish a residential use below the second floor of a proposed two-story, single-family residence with an attached garage.

- Approved 4-0

336-13-S  Zoning District: C2-2  Ward: 12
Applicant: Kasper Development, LLC
Owner: same as applicant
Premises Affected: 3922-24 South Rockwell Street
Subject: Application for a special use to establish a residential use below the second floor of a proposed two-story, single-family residence with a detached garage.

- Approved 4-0

342-13-S  Zoning District: B3-2  Ward: 47
Applicant: 4007 N Paulina, LLC
Owner: Morisseys and Morisseys, Inc.
Premises Affected: 4007 North Paulina Street
Subject: Application for a special use to establish a residential use below the second floor of a proposed four-story, eight-unit building with a detached garage.

- Approved 4-0

343-13-S  Zoning District: B3-2  Ward: 47
Applicant: 4011 N Paulina, LLC
Owner: Morisseys and Morisseys, Inc.
Premises Affected: 4011 North Paulina Street
Subject: Application for a special use to establish a residential use below the second floor of a proposed three-story, six-unit building with a detached garage.

- Approved 4-0

353-13-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.

- Denied 0-4
354-13-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.
   • Denied 0-4

355-13-S  Zoning District: RM-5  Ward: 4
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.
   • Denied 0-4

356-13-S  Zoning District: RM-5  Ward: 4
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.
   • Denied 0-4

357-13-S  Zoning District: RM-5  Ward: 4
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.
   • Denied 0-4

358-13-S  Zoning District: RM-5  Ward: 4
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.
   • Denied 0-4

Applicant: 5501 S. Kedzie, LLC
Owner: same as applicant
Premises Affected: 5602 South Kedzie Avenue
Subject: Application for a special use to establish a 275-space, off-site, accessory, parking garage to fulfill the parking requirement for a proposed health club to be located at 5599 South Kedzie Avenue.
   • Approved 4-0
360-13-S  Zoning District: RS-3  Ward: 6
Applicant: Christian Heritage Training Center
Owner: Public Building Commission of Chicago in trust for the use of Schools
Premises Affected: 6741 South Michigan Avenue
Subject: Application for a special use to establish an off-site accessory parking lot to serve a religious assembly located at 146-160 East Marquette Road/6664-70 South Indiana Avenue.

- Continued to November

361-13-Z  Zoning District: RM5.5  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 variation to reduce the front yard setback from 9’ to 0’, reduce the rear yard setback from 22’ to 9’9” and reduce the north side yard setback from 10’ to 1’ for a proposed renovation and expansion of the existing religious assembly.

- Continued to November

Applicant: Wells and Scott Development Partners, LLC
Owner: same as applicant
Premises Affected: 211 West Scott Street
Subject: Application for a variation to reduce the north side yard setback from 7.16’ to 0’ and reduce the rear yard setback from 4.68’ to 3.69’ for a proposed six-story building with 59 units, 71 indoor parking spaces and ground floor retail.

- Approved 4-0

363-13-Z  Zoning District: C2-2  Ward: 8
Applicant: 75th Street Entertainment, Inc.
Owner: Warren Berger
Premises Affected: 1530 East 75th Street
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 live entertainment, dj and dancing.

- Approved 4-0

Applicant: Sonco Real Estate, LLC, 2317 N. Halsted Series
Owner: same as applicant
Premises Affected: 2317 North Halsted Street
Subject: Application for a variation to allow an existing four-story building with six units to exceed its allowed floor area ratio of 6,408 square feet by not more than 15% (961 square feet) for a proposed three-story rear addition.

- Approved 4-0
<table>
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<th>Application Number</th>
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<th>Ward</th>
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<tbody>
<tr>
<td>365-13-Z</td>
<td>RM-4.5</td>
<td>43</td>
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<tr>
<td>Applicant:</td>
<td>Howe-Armitage, LLC</td>
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<td>Owner:</td>
<td>same as applicant</td>
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<td>Premises Affected:</td>
<td>625 West Armitage Avenue</td>
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<td>Subject:</td>
<td>Application for a variation to reduce the front yard setback from 9.6’ to 0.0’ 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.</td>
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<td>Continued to November; re-notice required of Applicant and DHED</td>
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| 366-13-Z           | DR-3            | 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. |
|•                    | Continued to November |

| 367-13-Z           | RS-1            | 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. |
|•                    | Continued to December |

| 368-13-Z           | RS-3            | 32   |
| Applicant:         | Forest Himmelfarb |
| Owner:             | same as applicant |
| Premises Affected: | 2020 North Hoyne Avenue |
| Subject:           | Application for a variation to reduce the north side yard setback from 2’ to 1.15’, reduce the combined side yard setback from 4.8’ to 4.48’, reduce the rear yard setback from 30’ to 15.37’ and to exceed the allowed floor area ratio of 3,033 square feet by not more than 15% (453 square feet) for a proposed second floor addition to an existing three unit building. |
|•                    | Approved 4-0 |
Applicant: SDS Development, Inc.
Owner: Chicago Title Trust No. 2019D
Premises Affected: 4534 North Damen Avenue
Subject: Application for a variation to reduce the front yard setback to 0’, reduce the south side yard setback from 2.66’ to 0’, reduce the combined side yard setback from 6.66’ to 3.33’ and reduce the rear yard setback from 48.56’ to 27.25’ for a proposed three-story single family residence with an attached garage.
• Approved 4-0

Applicant: SDS Development, Inc.
Owner: Chicago Title Trust No. 2019D
Premises Affected: 4538 North Damen Avenue
Subject: Application for a variation to reduce the front yard setback to 0’, reduce the north side yard setback from 2.66’ to 1.67’, reduce the south side yard setback from 2.66’ to 1.67’, reduce the combined side yard setback from 6.66’ to 3.33’ and reduce the rear yard setback from 48.56’ to 27.25’ for a proposed three-story single family residence with an attached garage.
• Approved 4-0

Applicant: SDS Development, Inc.
Owner: Chicago Title Trust No. 2019D
Premises Affected: 4542 North Damen Avenue
Subject: Application for a variation to reduce the front yard setback to 0’, reduce the north side yard setback from 2.66’ to 0’, reduce the combined side yard setback from 6.66’ to 3.33’ and reduce the rear yard setback from 48.56’ to 27.25’ for a proposed three-story single family residence with an attached garage.
• Approved 4-0

Appeal  Zoning District: C1-3  Ward: 27
Applicant: Media Communications, Inc./DBA VisualCast Media
Owner: Michael Weiss
Premises Affected: 1436 West Randolph Street
Subject: Application to appeal the decision of the Zoning Administrator in refusing to allow the establishment of an off-premise advertising sign measuring 44’ x 36’ (1,584 square feet).
• Zoning Administrator’s Decision Upheld 3-1

2:00 P.M.

372-13-S  Zoning District: DX-12  Ward: 42
Applicant: Insight: Eating Disorders, Weight Management
Owner: Ohio Street Partners, LLC
Premises Affected: 200 East Ohio Street, Unit 400
Subject: Application for a special use to establish a 16-bed transitional residential.
• Approved 4-0
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.
   • Continued to December

374-13-S  Zoning District: M2-2  Ward: 28
Applicant: Cruz Recycling, Inc.
Owner: Jorge Cruz
Premises Affected: 3937 West Lake Street
Subject: Application for a special use to establish a Class IVA recycling facility.
   • 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.
   • Decision postponed by Board pending further discussion

376-13-S  Zoning District: B3-1  Ward: 34
Applicant: Edison Learning, Inc.
Owner: DL3 Realty, LP
Premises Affected: 10928 South Halsted Street
Subject: Application for a special use to establish a high school.
   • Approved 4-0

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 December

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 December
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 no to exceed 15% of the floor area in existence 50 years prior to such filing.

- Continued to December

Applicant: Nathan Davis
Owner: same as applicant
Premises Affected: 3434 West Glenlake Avenue
Subject: Application for a variation to reduce the front yard setback from 15.2' to 14.9' and reduce the rear yard setback from 26.6' to 24.9' for a proposed two-story, single-family residence with an attached garage on a reverse corner lot.

- Approved 4-0

381-13-S  Zoning District: RS-3  Ward: 33
Applicant: A Fresh Start Sober Living Environments, Inc.
Owner: Sean McHugh
Premises Affected: 3804 North Mozart Street
Subject: Application for a special use to establish a 12-bed transitional residence.

- Withdrawn

382-13-Z  Zoning District: B3-2  Ward: 32
Applicant: 1708 N Damen, LLC
Owner: same as applicant
Premises Affected: 1708 North Damen Avenue
Subject: Application for a variation to waive the one required parking space for a proposed two-story building with ground floor retail space and one second floor residential unit.

- Approved 4-0

Applicant: Robert Buono
Owner: same as applicant
Premises Affected: 1420-22 North Hoyne Avenue
Subject: Application for a variation to reduce the rear yard setback from 42’ to 0’, reduce the north side yard setback from 3.6’ to 2’ and reduce the combined side yard setback from 9’ to 5’ for a proposed one and two-story addition to an existing residential building.

- Withdrawn
CONTINUANCES

219-13-S  Zoning District: RS-3    Ward: 32
Application: A Fresh Start Sober Living Environments, Inc.
Owner: EMZB, LLC
Premises Affected: 2334 West Diversey Avenue
Subject: Application for a special use to establish a 16-bed transitional residence.
• Withdrawn

Application: A Fresh Start Sober Living Environments, Inc.
Owner: Gustavo Montes
Premises Affected: 2128 North Winchester Avenue
Subject: Application for a special use to establish a 12-bed transitional residence.
• Withdrawn

231-13-S  Zoning District: B3-3    Ward: 5
Application: South Shore Jewelry & Loan, Inc.
Owner: Dennis S. Kroll
Premises Affected: 1861 East 71st Street
Subject: Application for a special use to establish a pawn shop.
• Denied 1-3

275-13-S  Zoning District: B3-5    Ward: 1
Application: Eddie McBrearty
Owner: same as applicant
Premises Affected: 1615 West Grand Avenue
Subject: Application for a special use to establish a residential use below the second floor for a proposed six-story, eight-unit building with a rear roof deck, three-level rear balcony and an attached garage.
• Approved 4-0

276-13-Z  Zoning District: B3-5    Ward: 1
Application: Eddie McBrearty
Owner: same as applicant
Premises Affected: 1615 West Grand Avenue
Subject: Application for a variation to reduce the required rear yard setback from 30' to 13', for a proposed six-story, eight-unit building with a rear roof deck, three-level rear balcony and an attached garage.
• Approved 4-0

297-13-S  Zoning District: M1-2    Ward: 32
Application: 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.
• Continued to December
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 December

325-13-S  Zoning District: B3-3  Ward: 2
Applicant: Go Spa, LLC
Owner: Shepherd Real Estate Subsidiary, LLC
Premises Affected: 1551 North Mohawk Street
Subject: Application for a special use to establish a massage establishment.
  • Approved 4-0; provided a clear and unobstructed view is maintained into the waiting area from the adjacent public right-of-way at all times

341-13-S  Zoning District: B3-3  Ward: 46
Applicant: Darlington Hotel, LLC
Owner: same as applicant
Premises Affected: 4700 North Racine Avenue
Subject: Application for a special use to establish a three-story, 63-unit, single room occupancy building.
  • Approved 4-0