

**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:**                              Morrissey and Morrissey, 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:**                              Morrissey and Morrissey, 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**

**359-13-S**                                 **Zoning District: B1-1**                 **Ward: 14**  
**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**

**362-13-Z**                      **Zoning District: C2-3**                      **Ward: 2**  
**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:** 75<sup>th</sup> Street Entertainment, Inc.  
**Owner:** Warren Berger  
**Premises Affected:** 1530 East 75<sup>th</sup> 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**

**364-13-Z**                      **Zoning District: RT-4**                      **Ward: 43**  
**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**

**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 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.

- **Continued to November; re-notice required of Applicant and DHED**

**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.

- **Continued to November**

**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.

- **Continued to December**

**368-13-Z**                      **Zoning District: RS-3**                      **Ward: 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**

**369-13-Z**                                 **Zoning District: RS-3**                         **Ward: 47**  
**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**

**370-13-Z**                                 **Zoning District: RS-3**                         **Ward: 47**  
**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**

**371-13-Z**                                 **Zoning District: RS-3**                         **Ward: 47**  
**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 95<sup>th</sup> 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**

**377-13-S**                      **Zoning District: M1-2/M2-2**                      **Ward: 15**  
**Applicant:** McDonald's Corporation  
**Owner:** same as applicant  
**Premises Affected:** 1454 West 47<sup>th</sup> 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**

**378-13-Z**                      **Zoning District: M1-2/M2-2**                      **Ward: 15**  
**Applicant:** McDonald's Corporation  
**Owner:** same as applicant  
**Premises Affected:** 1454 West 47<sup>th</sup> 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**

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

- **Continued to December**

**380-13-Z**                      **Zoning District: RS-2**                      **Ward: 50**  
**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**

**383-13-Z**                      **Zoning District: RT-4**                      **Ward: 2**  
**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**  
**Applicant:** 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**

**220-13-S**                        **Zoning District: RS-3**                        **Ward: 32**  
**Applicant:** 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**  
**Applicant:** 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**  
**Applicant:** 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**  
**Applicant:** 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**  
**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.  
    • **Continued to December**



**305-13-S**                      **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.

- **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**