

**CITY OF CHICAGO
ZONING BOARD OF APPEALS
FRIDAY – September 20, 2013
121 North LaSalle Street – Room 200**

9:00 A.M.

314-13-S **Zoning District: B3-1** **Ward: 1**
Applicant: Masada of Chicago, Inc.
Owner: Shadi Ramli
Premises Affected: 2204-06 North California Avenue
Subject: Application for a special use to establish an outdoor patio on a rooftop to serve an existing restaurant.

- **Approved 3-0, Sam Toia recused himself (restaurant)**

315-13-S **Zoning District: B3-1** **Ward: 1**
Applicant: Masada of Chicago, Inc.
Owner: Shadi Ramli
Premises Affected: 2129-47 North California Avenue
Subject: Application for a special use to establish five off-site, accessory, parking spaces to fulfill the parking requirement for an existing restaurant and apartment unit located at 2204-06 N. California Ave.

- **Approved 3-0, Sam Toia recused himself (restaurant)**

316-13-S **Zoning District: C1-2** **Ward: 1**
Applicant: Heartland Illinois Food Corp., DBA Burger King
Owner: Burger King Corp, Inc.
Premises Affected: 2344 West Chicago Avenue
Subject: Application for a special use to re-establish a one-lane drive-through facility for a renovated restaurant.

- **Approved 3-0, Sam Toia recused himself (restaurant)**

317-13-S **Zoning District: C1-1** **Ward: 31**
Applicant: Heartland Illinois Food Corp., DBA Burger King
Owner: TJ Investments, LLC
Premises Affected: 4514 West Diversey Avenue
Subject: Application for a special use to re-establish a one-lane drive-through facility for a renovated restaurant.

- **Approved 3-0, Sam Toia recused himself (restaurant)**

318-13-S **Zoning District: C1-2** **Ward: 5**
Applicant: Edison Learning, Inc.
Owner: DL3 Realty, LP
Premises Affected: 7037 South Stony Island Avenue
Subject: Application for a special use to establish a high school.

- **Item withdrawn at applicant's request**

319-13-S **Zoning District: B3-1** **Ward: 39**
Applicant: My Sister's Closet, Ltd.
Owner: Chicago Title Land Trust ATUT #12830
Premises Affected: 5413-17 West Devon Avenue
Subject: Application for a special use to establish a valuable objects dealer.

- **Approved 4-0**

320-13-S **Zoning District: DX-16** **Ward: 42**
Applicant: Howard Frum, DBA Howard Frum Jewelers
Owner: Mallers Building, LLC
Premises Affected: 5 South Wabash Avenue, Suite 814
Subject: Application for a special use to establish a valuable objects dealer.

- **Approved 4-0**

321-13-S **Zoning District: B3-2** **Ward: 8**
Applicant: Devon Financial Services, Ltd.
Owner: same as applicant
Premises Affected: 8256 South Cottage Grove Avenue
Subject: Application for a special use to establish a payday loan store.

- **Approved 4-0**

322-13-S **Zoning District: B3-2** **Ward: 1**
Applicant: Alin, LLC
Owner: Robert Olsen
Premises Affected: 1397 North Milwaukee Avenue
Subject: Application for a special use to establish a hair salon.

- **Approved 4-0**

323-13-S **Zoning District: B1-1** **Ward: 21**
Applicant: Daniela Comprindo, DBA Hollywood Kids Salon
Owner: Tasmania Group, LLC
Premises Affected: 1736 West 87th Street
Subject: Application for a special use to establish a hair salon.

- **Approved 4-0**

324-13-S **Zoning District: B3-1** **Ward: 33**
Applicant: Christopher Turcios Headquarter's Barber Studio
Owner: Merdib Pecanin
Premises Affected: 3040 West Irving Park Road
Subject: Application for a special use to establish a barber shop.

- **Approved 4-0**

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.

- **Item continued to October**

326-13-S **Zoning District: B3-3** **Ward: 45**
Applicant: Luxe Blue, Ltd., DBA Luxe Blue Laser and Med Spa
Owner: JCT Investments, LLC
Premises Affected: 4016 North Milwaukee Avenue
Subject: Application for a special use to establish a massage establishment.
 • **Approved 4-0**

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.
 • **Item continued to November**

328-13-Z **Zoning District: B2-3** **Ward: 1**
Applicant: William Gold
Owner: Syed Mateen
Premises Affected: 1659 West Grand Avenue
Subject: Application for a variation to reduce the rear yard setback from 30' to 15' for a proposed four-story, 15-unit building with ground floor commercial space and garage.
 • **Approved 4-0**

329-13-Z **Zoning District: RS3** **Ward: 11**
Applicant: Raymond Young
Owner: Nelson Tam
Premises Affected: 1448-52 West Fuller Street
Subject: Application for a variation to reduce the total combined side yard setback from 5' to 4.1' while maintaining the existing 0.1' west side setback for a proposed division of a lot with an existing single-story residence with a detached garage.
 • **Approved 4-0, with condition that garage be demolished**

330-13-Z **Zoning District: RT4** **Ward: 33**
Applicant: Antonio and Josefina Osorio
Owner: same as applicant
Premises Affected: 4634 North St. Louis Avenue
Subject: Application for a variation to reduce the front setback from 15' to 5.92' for a proposed second floor front balcony on an existing three-unit building.
 • **Approved 4-0**

331-13-Z **Zoning District: DX-16** **Ward: 42**
Applicant: MHF Chicago MC IV, LLC
Owner: same as applicant
Premises Affected: 66 East Wacker Place
Subject: Application for a variation to eliminate their one 10' x 50' x 14' off-street loading space for a proposed 27-story hotel.
 • **Approved 4-0**

332-13-Z **Zoning District: B1-3** **Ward: 43**
Applicant: 741 Armitage, LLC
Owner: same as applicant
Premises Affected: 1970 North Burling Street
Subject: Application for a variation to reduce the front setback from 7.35' to 0' and the south side yard setback from 4.5' to 0' for a proposed 8' high masonry and wrought iron fence.

- **Approved 4-0**

333-13-Z **Zoning District: RT4** **Ward: 47**
Applicant: Jay Kopfer
Owner: same as applicant
Premises Affected: 2047 West Cuyler Avenue
Subject: Application for a variation to reduce the total combined side yard setback from 5' to 3' with 0' west side yard setback and a 3' east side yard setback for a proposed rear two-story addition to a former three-unit building that will become a single-family residence.

- **Approved 4-0**

2:00 P.M.

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.

- **Item continued to November**

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.

- **Item continued to October**

336-13-S **Zoning District: C2-2** **Ward: 12**
Applicant: Kasper Development, LLC
Owner: same as applicant
Premises Affected: 3922-24 North 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.

- **Item continued to October**

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 transitional residence.

- **Item continued to November**

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.

- **Item continued to November**

339-13-S **Zoning District: DX-16** **Ward: 42**
Applicant: Claire's Boutiques, DBA Icing
Owner: Thor 133 State, LLC
Premises Affected: 133 South State Street
Subject: Application for a special use to establish an ear piercing establishment.

- **Approved 4-0**

340-13-S **Zoning District: B3-2** **Ward: 44**
Applicant: Brendan James Corporation
Owner: Yep, LLC
Premises Affected: 3169 North Broadway
Subject: Application for a special use to establish an expansion of an existing tavern to the lower level.

- **Approved 4-0**

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, 58-unit, single room occupancy building.

- **Item continued to October**

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.

- **Item continued to October**

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, eight-unit building with a detached garage.

- **Item continued to October**

344-13-S **Zoning District: C2-2** **Ward: 47**
Applicant: Bobb, LLC
Owner: same as applicant
Premises Affected: 3636-58 North Western Avenue
Subject: Application for a special use to establish a one-lane drive-through facility for a proposed coffee shop.

- **Approved 4-0, with condition that menu board & speaker box be moved up one car length**

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

- **Item continued to November**

346-13-S **Zoning District: B3-3** **Ward: 44**
Applicant: Sohail Bawany
Owner: Gabor M. Zsolnay
Premises Affected: 822 West Belmont Avenue
Subject: Application for a special use to establish a beauty and nail salon.

- **Approved 4-0**

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.

- **Item continued to November**

348-13-Z **Zoning District: B1-5** **Ward: 49**
Applicant: RP Solutions, LLC
Owner: same as applicant
Premises Affected: 7313-33 North Sheridan Road
Subject: Application for a variation to reduce the rear yard setback from 2.7' to 1' and reduce the northwest side yard setback from 5.58' to 1' on a reverse corner lot for a proposed four-story, five-level, 250 space non-accessory, non-required parking garage.

- **Approved 3-1**

349-13-Z **Zoning District: RM5.5** **Ward: 43**
Applicant: PLD, LLC Series A
Owner: same as applicant
Premises Affected: 1905-07 North Bissell Avenue
Subject: Application for a variation to reduce the total combined side yard setback from 5' to 2.79' with a north side setback of 0' for a proposed division of a lot with an existing seven-unit building and to also allow for a proposed three-unit building.

- **Approved 4-0**

350-13-Z **Zoning District: RT4** **Ward: 43**
Applicant: Savane Properties
Owner: same as applicant
Premises Affected: 1921 North Dayton Street
Subject: Application for a variation to reduce the total combined side yard setback from 5' to 3' with a south side setback of 1' and to reduce the front setback from 15' to 10.6' for a proposed three-story single-family residence with a detached garage.

- **Approved 4-0, side yard setback only; front setback withdrawn by applicant**

351-13-Z **Zoning District: RS2** **Ward: 21**
Applicant: 8809 S Wood Associates
Owner: same as applicant
Premises Affected: 8809 South Wood Street
Subject: Application for a variation to reduce the south side yard setback from 5' to 2.59' and to reduce the front setback from 20' to 13.7' for a proposed second story addition to an existing single-family residence.

- **Approved 4-0**

352-13-Z **Zoning District: RM6** **Ward: 1**
Applicant: Zev Salomon and Paul Florian
Owner: Paul Florian
Premises Affected: 1327-29 North Wolcott Avenue
Subject: Application for a variation to reduce the north side setback from 7.5' to 2'6"; to reduce the rear (West Ellen Street) setback from 20' to 0' below a height of 18'; and, to reduce the rear (West Ellen Street) setback from 22.12' to 0' starting at a height of 18' for a proposed three-story, three-unit building with an attached garage.

- **Approved 4-0**

CONTINUANCES

90-13-Z **Zoning District: RM5** **Ward: 2**
Applicant: Trust of Gertrude Kerbis, dated August 21, 1991
Owner: same as applicant
Premises Affected: 55 West Schiller Street
Subject: Application for a variation to reduce the total combined side yard setback from 4' to 0' and reduce the front yard setback from 20' to 12.5' for a proposed parking space with front driveway access and a rear three-story addition and a fourth floor addition with a front and rear open deck on the fourth level and a rear open deck to an existing three-story single-family residence.

- **Item withdrawn at applicant's request**

184-13-S **Zoning District: B3-1** **Ward: 16**
Applicant: AAA Quick Mart, Inc., DBA Express Grocery Mart
Owner: Mer-Car Corporation
Premises Affected: 6128 South Western Avenue
Subject: Application for a special use to establish a one-lane drive-through facility for a grocery store.

- **Item withdrawn at applicant's request**

185-13-S **Zoning District: B3-2** **Ward: 32**
Applicant: 1622 W. Nelson, LLC
Owner: Josephine Discianno and Antonio Ciampa
Premises Affected: 1908 West Belmont Avenue
Subject: Application for a special use to establish a residential use below the second floor for a proposed three-story, three-unit building.

- **Approved 4-0**

186-13-Z **Zoning District: B3-2** **Ward: 32**
Applicant: 1622 W. Nelson, LLC
Owner: Josephine Discianno and Antonio Ciampa
Premises Affected: 1908 West Belmont Avenue
Subject: Application for a variation to reduce the front setback from 2.8' to 0'; to reduce the west side yard setback from 2' to 0'; and, to increase the allowable floor area of an accessory building by not more than 10% for a proposed three-story, three-unit building.

- **Item withdrawn at applicant's request**

197-13-S **Zoning District: B3-1** **Ward: 13**
Applicant: Checkers Drive Through Restaurants, Inc.
Owner: MB Financial Bank, N.A.
Premises Affected: 6401 West Archer Avenue
Subject: Application for a special use to establish a one-lane drive-through facility for a proposed restaurant.

- **Approved 3-0, Sam Toia recused himself (restaurant)**

240-13-S **Zoning District: C2-2** **Ward: 27**
Applicant: Petar Vukovic c/o Victoria Vukovic-Bradley
Owner: same as applicant
Premises Affected: 527 North Racine Avenue, Unit 1
Subject: Application for a special use to establish a business live/work space unit on the ground floor of an existing four-story building.

- **Approved 4-0**

264-13-S **Zoning District: M2-3** **Ward: 14**
Applicant: Chicago Industrial Catalytic, Ltd.
Owner: 4500 Ventnor Ave, LLC
Premises Affected: 4427 West 45th Street
Subject: Application for a special use to establish a Class IVA recycling facility.

- **Approved 4-0**

279-13-S **Zoning District: C3-5** **Ward: 2**
Applicant: Fremont Hotel Partners, LLC
Owner: same as applicant
Premises Affected: 1523 North Fremont Street
Subject: Application for a special use to establish a six-story, 156-room hotel with ground floor retail space and 54 below-grade parking spaces.

- **Approved 4-0**

281-13-S **Zoning District: B3-2** **Ward: 11**
Applicant: Gail Head, DBA Brittany Maxfield Lifestyle Spa
Owner: Oscar Serna
Premises Affected: 3505 South Halsted Street
Subject: Application for a special use to establish a beauty salon.

- **Approved 4-0**

283-13-S **Zoning District: B1-1** **Ward: 21**
Applicant: Jammie Jones-Anderson, DBA Eimaj Salon
Owner: same as applicant
Premises Affected: 8214 South Ashland Avenue
Subject: Application for a special use to establish a beauty and hair salon.

- **Approved 4-0**

306-13-Z **Zoning District: RT4** **Ward: 43**
Applicant: Adam Milakofsky
Owner: same as applicant
Premises Affected: 1866 North Halsted Street, Unit 3
Subject: Application for a variation to reduce the front setback from 15' to 11.44'; to reduce the north side yard setback from 2' to 0'; and, to reduce the front rooftop setback from the front building wall from 20' to 6.5' for a proposed rooftop stairway enclosure to a proposed open roof deck on an existing three-story building.

- **Approved 3-0; Jonathan Swain was absent**