

**CITY OF CHICAGO
ZONING BOARD OF APPEALS
FRIDAY – February 21, 2014
121 North LaSalle Street – Room 200**

9:00 A.M.

37-14-S Zoning District: RT-4 Ward: 16
Applicant: Reap Englewood NFP
Owner: Catholic Bishop of Chicago, Corporation Sole
Premises Affected: 1850 West Garfield Boulevard
Subject: Application for a special use to establish a 12-bed transitional residence.

- Continued to March

38-14-S Zoning District: DX-7 Ward: 25
Applicant: Lakeside Bank
Owner: same as applicant
Premises Affected: 1340-56 South Michigan Avenue
Subject: Application for a special use to establish four drive-through lanes for a proposed bank.

- Approved 3-0

39-14-S Zoning District: B1-1 Ward: 6
Applicant: Kyle Davison/DBA Completion Plus, LLC
Owner: same as applicant
Premises Affected: 553 East 75th Street
Subject: Application for a special use to establish a beauty and barber shop.

- Approved 3-0

40-14-S Zoning District: RS-3 Ward: 34
Applicant: Cornerstone Recovering Community
Owner: same as applicant
Premises Affected: 139 West 112th Street
Subject: Application for a special use to establish a 7-bed transitional residence.

- Approved 3-0

41-14-S Zoning District: B1-1 Ward: 9
Applicant: The Third Heaven Missionary Baptist Church
Owner: same as applicant
Premises Affected: 12-26 West 103rd Street
Subject: Application for a special use to establish a 189-seat religious assembly facility.

- Approved 3-0

42-14-S Zoning District: B3-2 Ward: 16
Applicant: LeDell C. Williams
Owner: Mildred Cross
Premises Affected: 1445 West 63rd Street
Subject: Application for a special use to establish a beauty and barber shop.

- Approved 3-0

43-14-S **Zoning District: C1-2** **Ward: 1**
Applicant: DDMB2, LLC/DBA Emporium Logan Square
Owner: Drummond & Briar, LLC
Premises Affected: 2363 North Milwaukee Avenue
Subject: Application for a special use to establish an amusement arcade accessory to a tavern.

- **Approved 3-0**

44-14-S **Zoning District: C1-1** **Ward: 17**
Applicant: Ahmad Zahdan
Owner: Standard Bank and Trust Company, as trustee of Trust #20412
Premises Affected: 3037 West 63rd Street
Subject: Application for a special use to expand an existing gas station and construct a convenience store.

- **Continued to March**

45-14-S **Zoning District: B3-2** **Ward: 12**
Applicant: Victor's Barber Shop and Beauty Salon, LLC
Owner: Victor Santay
Premises Affected: 3121 West 26th Street
Subject: Application for a special use to establish a beauty and barber shop.

- **Approved 3-0**

46-14-S **Zoning District: B3-3** **Ward: 1**
Applicant: GLP & CNT, LLC
Owner: same as applicant
Premises Affected: 1812 West Ellen Street
Subject: Application for a special use to establish a residential use below the second floor for a proposed three-story single family residence with a third floor deck and an attached two-car garage with a rooftop deck.

- **Approved 3-0**

47-14-Z **Zoning District: B3-3** **Ward: 1**
Applicant: GLP & CNT, LLC
Owner: same as applicant
Premises Affected: 1812 West Ellen Street
Subject: Application for a variation to reduce the rear yard setback from 30' to 1.35' for a proposed three-story single family residence with a third floor deck and a two-car attached garage with a rooftop deck.

- **Approved 3-0**

48-14-S **Zoning District: B3-3** **Ward: 48**
Applicant: 5352 N Broadway, LLC
Owner: same as applicant
Premises Affected: 5352 North Broadway
Subject: Application for a special use to establish an outdoor rooftop patio on top of the first floor of an existing building which will serve as an accessory use to the proposed restaurant to be located on the first floor of said building.

- **Approved 3-0**

57-14-Z **Zoning District: RT-4** **Ward: 43**
Applicant: Carolyn Feliciano
Owner: same as applicant
Premises Affected: 1952 North Dayton Street
Subject: Application for a variation to reduce the front yard setback from 11.51' to 10.33'; to reduce the north side yard setback from 2' to 1'; and, to reduce the total combined side yard setback from 4.8' to 3' for a proposed three-story single family residence with a front third floor deck and a rear second floor deck and a detached two-car garage with a rooftop deck.

- **Approved 3-0**

58-14-Z **Zoning District: RS-3** **Ward: 26**
Applicant: Irina Druk
Owner: Karli Nelson
Premises Affected: 1628 North St. Louis Avenue
Subject: Application for a variation to reduce the north side yard setback from 2' to 0' and to reduce the total combined side yard setback from 5' to 2.06' in order to divide an existing 50' x 177' lot into two 25' x 177' lots and keeping the existing two-story single family residence on the 1628 North St. Louis Avenue lot.

- **Continued to April**

59-14-Z **Zoning District: RT-3.5** **Ward: 44**
Applicant: Thomas Scott
Owner: same as applicant
Premises Affected: 3639 North Bosworth Avenue
Subject: Application for a variation to reduce the rear yard setback from 34.62' to 25.33' and to reduce the north side yard setback from 3' to 2.5' for the proposed renovations to an existing three-story single family residence and the construction of a one-story connection to a proposed attached two-car garage with a roof deck and patio.

- **Approved 3-0**

60-14-A **Zoning District: B3-1** **Ward: 29**
Applicant: Sun Cash of WI, LLC
Owner: Vasiliki Kozonis/DBA North Plaza, LLC
Premises Affected: 5800 West North Avenue
Subject: Appeal of the Zoning Administrator's determination that the applicant is not a legal non-conforming business and must obtain a Special Use permit in order to revise its business license pursuant to Section 17-17-0104-N(1).

- **Denied 2-1; Decision of the Zoning Administrator Upheld**

2:00 P.M.

61-14-S **Zoning District: RS-3** **Ward: 8**
Applicant: Henry's Sober Living House, Inc.
Owner: Henry McGhee
Premises Affected: 8128 South Ellis Avenue
Subject: Application for a special use to establish a 17-bed transitional residence.

- **Approved 3-0**

62-14-S **Zoning District: B3-3** **Ward: 5**
Applicant: Lake Park Entertainment, LLC
Owner: Lake Park Associates, Inc.
Premises Affected: 5311 South Lake Park Avenue
Subject: Application for a special use to establish a second floor outdoor patio and medium entertainment venue.

- **Approved 3-0**

63-14-S **Zoning District: C1-2** **Ward: 33**
Applicant: Dmitry Livshis
Owner: Elston View Development
Premises Affected: 3501 North Elston 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 with three units above the ground floor.

- **Withdrawn**

64-14-S **Zoning District: C1-2** **Ward: 33**
Applicant: Volodymr Dyadyuk
Owner: Elston View Development
Premises Affected: 3503 North Elston 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 with three units above the ground floor.

- **Continued to March**

65-14-S **Zoning District: C1-2** **Ward: 33**
Applicant: Michael Alexander
Owner: Elston View Development
Premises Affected: 3505 North Elston 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 with three units above the ground floor.

- **Continued to March**

66-14-S **Zoning District: B3-2** **Ward: 43**
Applicant: Nails Boutique, LLC
Owner: LW Associates, LLC
Premises Affected: 612 West Webster Avenue
Subject: Application for a special use to establish a nail salon.

- **Approved 3-0**

67-14-S **Zoning District: C2-3** **Ward: 3**
Applicant: Specialized Assistance Services, NFP
Owner: same as applicant
Premises Affected: 2615-43 South State Street
Subject: Application for a special use to establish a 43-space off-site required accessory parking lot to serve a medical office building located at 2630 South Wabash Street.

- **Approved 3-0**

68-14-S **Zoning District: B1-2** **Ward: 43**
Applicant: 328 W Wisconsin, LLC
Owner: Condominium Association – The 1920 Lincoln Condominium Association
Premises Affected: 328 West Wisconsin Street
Subject: Application for a special use to establish a four-story, eight-unit building with ground floor accessory parking only.

- **Approved 3-0**

69-14-Z **Zoning District: B1-2** **Ward: 43**
Applicant: 328 W Wisconsin, LLC
Owner: Condominium Association – The 1920 Lincoln Condominium Association
Premises Affected: 328 West Wisconsin Street
Subject: Application for a variation to reduce the west side yard setback from 19.1' to 2' for a proposed four-story, eight-unit building with ground floor accessory parking only on a through lot.

- **Approved 3-0**

70-14-S **Zoning District: B3-2** **Ward: 24**
Applicant: Winston A. Atwater
Owner: same as applicant
Premises Affected: 2102 South Pulaski Road
Subject: Application for a special use to establish a barber and beauty salon.

- **Approved 3-0**

71-14-S **Zoning District: B3-2** **Ward: 16**
Applicant: Ombudsman Educational Services, Ltd.
Owner: CapeCapital Jewel, LLC
Premises Affected: 6057 South Western Avenue
Subject: Application for a special use to establish a high school.

- **Approved 3-0**

72-14-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.

- **Approved 3-0**

73-14-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.
 • **Approved 3-0**

74-14-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.
 • **Approved 3-0**

75-14-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.
 • **Approved 3-0**

76-14-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.
 • **Approved 3-0**

77-14-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.
 • **Approved 3-0**

78-14-Z **Zoning District: RT-4** **Ward: 32**
Applicant: Matthew Strube and Kristin Krajecki
Owner: same as applicant
Premises Affected: 2064 North Humboldt Boulevard
Subject: Application for a variation to reduce the setback from the front building line to the proposed roof top enclosure from 20' to 14.23'; to reduce the north side yard setback from 2' to 1.25'; to reduce the south side yard setback from 2' to 1.25'; to reduce the total combined side yard setback from 5' to 2.5'; and, to increase the area of the rear yard occupied by an accessory building (690.9 square feet) by not more than 10% (69.09 square feet) for a proposed three-story single family residence with a roof top deck and detached garage.
 • **Approved 3-0**

4-14-S **Zoning District: B3-2** **Ward: 2**
Applicant: Acus Inc./DBA Nomobo Salon
Owner: Imran Shabaz
Premises Affected: 1415 North Ashland Avenue
Subject: Application for a special use to establish a beauty salon.
 • **Approved 3-0**

10-14-S **Zoning District: C2-1** **Ward: 14**
Applicant: B&J Archer Station, Ltd.
Owner: B&B Oil, Inc.
Premises Affected: 4710 South Archer Avenue
Subject: Application for a special use to establish a gas station with a convenience store and a one-lane automatic car wash.
 • **Continued to March**

13-14-Z **Zoning District: RM-5** **Ward: 43**
Applicant: Theodore Fisher
Owner: same as applicant
Premises Affected: 416 West Webster Avenue
Subject: Application for a variation to reduce the rear yard setback from 25.48' to 0'; to reduce the combined side yard setback from 5' to 0'; and, to reduce the rear alley line setback from 1' to 0' for a proposed two-car attached garage with a partially-trellised and partially-covered roof deck connected to an existing three-story single-family residence.
 • **Continued to March**

19-14-S **Zoning District: B1-1** **Ward: 21**
Applicant: Greater Tabernacle M.B. Church
Owner: GTMB Church
Premises Affected: 9712 South Vincennes Avenue
Subject: Application for a special use to establish a 257-seat religious assembly facility and construct a one-story front addition.
 • **Approved 3-0**

23-14-S **Zoning District: B3-3** **Ward: 44**
Applicant: Yu Xiang/DBA VIP Feet Feel Spa
Owner: Mohan Gounder – Gounder Property Management
Premises Affected: 3347 North Clark Street, 1st Floor, Unit C
Subject: Application for a special use to establish a massage salon.
 • **Approved 3-0**

34-14-S **Zoning District: B3-2** **Ward: 50**
Applicant: Tree House Humane Society, Inc.
Owner: same as applicant
Premises Affected: 7221-31 North Western Avenue
Subject: Application for a special use to establish an animal services/shelter facility.
 • **Continued to April**

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.

- **Approved 3-0, with conditions, resolution pending**