## CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY – January 17, 2014 121 North LaSalle Street – Room 200

## 9:00 A.M.

1-14-S

**Zoning District: B3-2** 

Ward: 1

Applicant:

Truex Bluex Corp.

Owner:

Sorrento, Inc.

**Premises Affected:** 

2038 West Division Street

Subject:

Application for a special use to establish tattoo services inside an existing beauty

salon.

• Approved 4-0

2-14-S

**Zoning District: C2-2** 

**Ward: 16** 

Applicant: Owner:

Raymond Weber same as applicant

**Premises Affected:** 

6550 South Western Avenue

Subject:

Application for a special use to establish an 11-space off-site required accessory

parking lot to serve a motor vehicle repair shop located at 6545 South Western

Avenue.

• Approved 4-0

3-14-S

Zoning District: RM-4.5 Ward: 44

Applicant:

Howard Brown Health Center, Inc.

Owner:

Wellington Avenue United Church of Christ

**Premises Affected:** 

615 West Wellington Avenue

Subject:

Application for a special use to establish a community center.

• Approved 4-0 on conditions of the posting of contact information and hours of operation and such special use is limited to length of current lease (until March 31, 2015)

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.

• Continued to February

5-14-S

**Zoning District: B3-2** 

**Ward: 10** 

Applicant:

Robert J. Cipich/DBA Ron's Gold Shop

Owner:

Katerina, LLC

**Premises Affected:** 

9203 South Commercial Avenue

Subject:

Application for a special use to establish a valuable objects dealer.

Withdrawn

6-14-S

Zoning District: B3-2 Ward: 40

Applicant:

Cambodian Association of Illinois

Owner:

same as applicant

**Premises Affected:** 

2831 West Lawrence Avenue

Subject:

Application for a special use to expand an existing community center.

Approved 4-0

7-14-Z

Zoning District: B3-2 Ward: 40

Applicant:

Cambodian Association of Illinois

Owner:

same as applicant

**Premises Affected:** 

2831 West Lawrence Avenue

Subject:

Application for a variation to reduce the east side yard setback from 5' to 0' and to reduce the west side yard setback from 5' to 0' for a proposed two-story

addition to an existing community center.

Approved 4-0

8-14-S

Zoning District: B3-2 Ward: 32

Applicant: Owner:

Lush Wine & Spirits, LLC 2232 W. Roscoe, LLC

**Premises Affected:** 

2232-34 West Roscoe Street

Subject:

Application for a special use to expand an existing package goods liquor store.

Approved 4-0

9-14-S

Zoning District: B1-2 Ward: 43

Applicant:

9NB Corp.

Owner:

959 W. Webster, LLC

**Premises Affected:** 

2151-53 North Sheffield Avenue

Subject:

Application for a special use to establish a hair salon.

Approved 4-0

10-14-S

Zoning District: C2-1

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

**Ward: 14** 

and a one-lane automatic car wash.

• Continued to February

11-14-Z

Zoning District: RT-4 Ward: 32

Applicant: Owner:

Sapan Shahani same as applicant

**Premises Affected:** 

2066-68 North Leavitt Avenue

Subject:

Application for a variation to reduce the front yard setback from 12' to 9'; to reduce the north side yard setback from 3.84' to 0'; and, to reduce the rear yard setback from 28' to 24.5' for a proposed three-story single-family residence with

a rear one-story connector to a three-car garage.

12-14-Z Zoning District: B1-2 Ward: 47

**Applicant:** 4056 N. Lincoln, LLC **Owner:** same as applicant

Premises Affected: 4056 North Lincoln Avenue

Subject: Application for a variation to reduce the three-space off-street parking

requirement by no more than one space for a proposed four-story three-unit

building with ground floor commercial space.

Approved 4-0

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 February

14-14-Z Zoning District: RS-2 Ward: 50

Applicant: Rabbi Efraim Twerski

Owner: Khal Chasidim

Premises Affected: 2919 West Pratt Boulevard

Subject: Application for a variation to reduce the rear yard setback from 20' to 12' and to

exceed the maximum floor area ratio of 0.65 for a proposed two-story elevator

shaft for an existing two-story religious assembly facility.

Approved 4-0

15-14-A Zoning District: RS-2 Ward: 39

Applicant: Carol Buhler
Owner: same as applicant
Premises Affected: 6339 West Hyacin

Premises Affected: 6339 West Hyacinth Street

Subject: Appeal of an administrative adjustment allowing for a reduction in the northeast

side setback from 4' to 2.37'; a reduction in the southwest side setback from 4' to 2.86'; and, a reduction in the combined side yard setback from 9' to 5.23' for a proposed second floor addition, with a rear one-story open deck, to an existing

single-family residence.

• Zoning Administrator's Decision Upheld 4-0

16-14-S Zoning District: RS-2, RS-3, B1-1, B3-1 & C1-1 Ward: 21

**Applicant:** Chicago Transit Authority

Owner: Illinois Department of Transportation

**Premises Affected:** 14 and 15 West 95<sup>th</sup> Street

Subject: Application for a special use to allow for the expansion and reconstruction of the

CTA Red Line 95<sup>th</sup> Street station and platforms whose main entrance will remain located at 14 West 95<sup>th</sup> Street with an auxiliary station entrance being established

at 15 West 95th Street.

## 2:00 P.M.

17-14-S Zoning District: B3-3 Ward: 46

Applicant: Aline and Essi Soudy/DBA Amen African Braids

Owner: 4555 North Malden, LLC c/o Kass Management Services, Inc.

**Premises Affected:** 1259 West Wilson Avenue

**Subject:** Application for a special use to establish a hair braiding salon.

• Approved 4-0

18-14-S Zoning District: B3-1 Ward: 30 Applicant: Speedy Cash of Illinois/DBA Speedy Cash

Owner: Rita A. Quam Family Trust

Premises Affected: 3602-06 North Cicero Avenue/4800 West Addison Street

Subject: Application for a special use to establish a payday loan facility.

• Approved 4-0 on the condition of the applicant providing on-site private security

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.

• Continued to February

20-14-S Zoning District: B1-1 Ward: 6

**Applicant:** Litanja Moses/DBA VIP Hair Bar

Owner: AC Lamos

**Premises Affected:** 458 East 75<sup>th</sup> Street

**Subject:** Application for a special use to establish a beauty salon.

• Withdrawn

21-14-S Zoning District: B3-1 Ward: 30

**Applicant:** Belmont Assembly of God

Owner: same as applicant

**Premises Affected:** 6050-58 West Belmont Avenue

**Subject:** Application for a special use to provide for the renovation of mezzanine space

within, and for a 9,311 square foot expansion to, an existing 450-seat religious

assembly facility.

Approved 4-0

22-14-S Zoning District: B3-2 Ward: 32

Applicant: Webster Development Group, LLC

Owner: same as applicant

**Premises Affected:** 2221 North Leavitt Street

**Subject:** Application for a special use to establish a residential use below the second floor

for a proposed four-story four-unit building with a four-car detached rear garage.

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.

Continued to February

24-14-S Zoning District: C1-2 Ward: 28

**Applicant:** Nusrat Choudhry

Owner: Northern Associates, Inc.

Premises Affected: 414-24 South Kostner Avenue

Subject: Application for a special use to establish a gas station with a limited restaurant,

convenience store and a one-lane automatic car wash.

• Approved 3-0, Sam Toia recused

25-14-S Zoning District: B3-3 Ward: 33

**Applicant:** Aura Taboado

Owner: 4300 N Kedzie – Cullom LLC Premises Affected: 4300 North Kedzie Avenue

**Subject:** Application for a special use to establish a beauty salon.

Approved 4-0

26-14-S Zoning District: C1-2 Ward: 33

Applicant: Heartland Illinois Food Corp./DBA Burger King

Owner: 2834 W. Irving Park Rd. Venture, LLC

Premises Affected: 2834 West Irving Park Road

Subject: Application for a special use to re-establish an existing drive-through window

for a renovated restaurant.

Continued to April

27-14-S Zoning District: B1-2 Ward: 1

**Applicant:** 1459 W. Grand, series of Denali Properties, LLC

Owner: same as applicant

Premises Affected: 1459 West Grand Avenue

Subject: Application for a special use to establish a residential use below the second floor

for a proposed four-story four-unit building with two below-grade parking spaces

and a detached two-car garage.

• Approved 4-0

28-14-Z Zoning District: B1-2 Ward: 1

**Applicant:** 1459 W. Grand, series of Denali Properties, LLC

Owner: same as applicant

Premises Affected: 1459 West Grand Avenue

Subject: Application for a special use to reduce the minimum lot area of 4,000 square feet

by no more than 10% (to 3,750 square feet) for a proposed four-story four-unit

building with two below-grade parking spaces and a detached two-car garage.

29-14-Z Zoning District: RM-4.5 Ward: 43

Applicant: Jen and Ryan Price Owner: same as applicant

Premises Affected: 2249 North Burling Street

**Subject:** Application for a variation to reduce the rear yard setback from 35' to 30' and to

reduce the combined side yard setback from 4.8' to 0' in order to legalize an existing rear one-story sunroom and for a proposed third floor addition with roof deck and a new rear detached garage with a roof deck and external staircase

connected to an existing three-story single-family residence.

• Approved 4-0

30-14-Z Zoning District: RS-3 Ward: 33

**Applicant:** Barry M. Lipson **Owner:** same as applicant

Premises Affected: 3854 North Richmond Street

**Subject:** Application for a variation to reduce the front yard setback from 14.67' to 9.33'

for a proposed expansion of an existing covered front porch and roof.

• Approved 4-0

31-14-Z Zoning District: RT-4 Ward: 25

**Applicant:** Circle Squared Development, LLC

Owner: Juan J. Torres

Premises Affected: 2310 West Montana Street

Subject: Application for a variation to reduce the front yard setback from 9.27' to 0'; to

reduce the west side yard setback from 6.18' to 3.5'; and, to reduce the front building wall setback for rooftop features from 20' to 0' for a proposed three-story two-unit building with a roof deck and two-car attached garage.

• Approved 4-0

32-14-Z Zoning District: RT-4 Ward: 43

**Applicant:** Hague Family, LLC **Owner:** same as applicant

**Premises Affected:** 907 West Wrightwood Avenue, Unit 3

**Subject:** Application for a variation to expand a permitted residential use by an amount

(139.54 square feet) not to exceed 15% of the floor area (4,597 square feet) in existence 50 years prior to such filing for a proposed rear addition to the third floor unit of an existing three-story three-unit building with a rear three-car

detached garage.

Approved 4-0

33-14-S Zoning District: B3-2 Ward: 44

**Applicant:** Berkeley, LLC/DBA Winehouse

Owner: KAB Own Limited
Premises Affected: 3164 North Broadway

**Subject:** Application for a special use to establish a liquor store.

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 February

35-14-Z

Zoning District: RT-4 Ward: 43

**Applicant:** 

1850 North Sheffield, LLC

Owner:

same as applicant

**Premises Affected:** 

1841 North Maud Avenue

Subject:

Application for a variation to reduce the front yard setback from 9.5' to 4.63'; to reduce the front vehicular access setback from 20' to 4.96'; and, to reduce the rear yard setback from 16.41' to 7' for a proposed two and three-story single family residence with an attached two car garage accessed directly from North

Maud Avenue via an existing 20' curb cut.

Approved 4-0

36-14-Z

Zoning District: RT-4 Ward: 43

Applicant:

1850 North Sheffield, LLC

Owner:

same as applicant

**Premises Affected:** 

1848 North Sheffield Avenue

Subject:

Application for a variation to reduce the front yard setback from 6.98' to 5'; to reduce the front vehicular access setback from 20' to 5.33'; and, to reduce the rear yard setback from 14' to 8.25' for a proposed two and three-story single family residence with an attached two car garage accessed directly from North

Sheffield Avenue via a proposed 20' curb cut.

Approved 4-0

## **CONTINUANCES**

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 February

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.

Dismissed for Want of Prosecution

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 February

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 February

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.

• 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.

Withdrawn

404-13-S Zoning District: M3-3 Ward: 22

Applicant: L.A. Recycling, Inc.
Owner: Luis Ayala

Duis 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 February

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 February

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.

• Dismissed for Want of Prosecution

414-13-Z

**Zoning District: RM-6.5** 

Ward: 2

Applicant: Owner:

Bart Przyjemski 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

Ward: 1

three-story single-family residence.

• Approved 4-0

423-13-S

**Zoning District: B3-2** 

Applicant:

Spa Social Side, LLC/DBA Spa Social

Owner:

Karrie Lange

**Premises Affected:** 

1855 West Chicago Avenue

Subject:

Application for a special use to establish a beauty salon.

Approved 4-0

425-13-S

**Zoning District: C2-2** Ward: 6

**Applicant:** 

Maranatha Family Church

Owner:

same as applicant

**Premises Affected:** 

6837-41 South State Street

Subject:

Application for a special use to establish a 340-seat religious assembly facility and construct a one-story front addition and a one-story rear addition.

4.0

Approved 4-0

426-13-S

Zoning District: C2-2 Ward: 6

**Applicant:** 

Maranatha Family Church

Owner:

same as applicant

**Premises Affected:** 

6851-57 South State Street

Subject:

Application for a special use to establish an off-site accessory parking lot to serve a religious assembly facility located at 6837 South State Street.

442-13-S Zoning District: B1-3

Ward: 43

Applicant:

CMC Service of Chicago, LLC/DBA Great Clips

Owner: Premises Affected:

James Place Building, LLC 2506 ½ North Clark Street

Subject:

Application for a special use to establish a beauty salon.

• Approved 4-0

444-13-S

Zoning District: RM-5 Ward: 4

Applicant: Owner:

5110 S. Harper, LLC same as applicant

**Premises Affected:** 

5110-14 South Harper Avenue

Subject:

Application for a special use to establish a 28-space off-site non-required

accessory parking lot to serve a mixed-use development located at 1525 East

Hyde Park Boulevard.

• Approved 3-0, Jonathan Swain recused

445-13-Z

Zoning District: RM-5 Ward: 4

Applicant:

5110 S. Harper, LLC same as applicant

Owner:
Premises Affected:

5110-14 South Harper Avenue

Subject:

Application for a variation to reduce the front yard setback from 20' to 14.11'

for a proposed 28-space off-site non-required accessory parking lot to serve a

mixed-use development located at 1525 East Hyde Park Boulevard.

• Approved 3-0, Jonathan Swain recused

448-13-S

Zoning District: B3-1 Ward: 41

Applicant:

Michael's Neighborhood Pub, Inc.

Owner:

Nicola Haddad

**Premises Affected:** 

6689-95 North Oliphant Avenue

Subject:

Application for a special use to expand an existing tavern.

Approved 4-0

449-13-Z

Zoning District: B3-1 Ward: 41

Applicant:

Michael's Neighborhood Pub, Inc.

Owner:

Nicola Haddad

**Premises Affected:** 

6689-95 North Oliphant Avenue

Subject:

Application for a variation to establish a public place of amusement license for a

tavern located within 125' of an RS-3 Residential Single-Unit (Detached House)

District.