

CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- September 20, 2019
121 N. LaSalle Street- City Council Chambers - 2nd Flr.

Approval of the minutes from the August 16, 2019 regular meeting of the Board.

Approval of the agenda for the September 20, 2019 regular meeting of the Board.

9:00 A.M.

Request for special use extension

382-18-S	ZONING DISTRICT: B3-1	WARD: 31
APPLICANT:	Canine Therapy Corps	
OWNER:	The El Marro Land Trust	
PREMISES AFFECTED:	3918 W. Fullerton Avenue	
SUBJECT:	Application for a special use to establish a shelter and boarding kennel (animal training).	

Regular Call

460-19-S	ZONING DISTRICT: RM-6.5	WARD: 2
APPLICANT:	One Parking 707 Inc.	
OWNER:	1415 Condominium Association	
PREMISES AFFECTED:	1415 N. Dearborn Street	
SUBJECT:	Application for a special use to establish non-accessory parking in an existing twenty-seven story building by using eleven of the forty-five required parking spaces.	

461-19-S	ZONING DISTRICT: B3-1	WARD: 18
APPLICANT:	John McGowan d/b/a/ Serenity Nails, LLC	
OWNER:	Amin Ijbara	
PREMISES AFFECTED:	8237 S. Kedzie Avenue	
SUBJECT:	Application for a special use to establish a nail salon.	

462-19-S	ZONING DISTRICT: B3-2	WARD: 1
APPLICANT:	Johnson Duong	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3107 W. Armitage Avenue	
SUBJECT:	Application for a special use to establish a nail salon.	

463-19-Z	ZONING DISTRICT: B2-3	WARD: 44
APPLICANT:	Clark Apartments, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3839 N. Clark Street	
SUBJECT:	Application for a variation to reduce the front setback from the required 7.5' to zero, rear setback from 30' to 19', north setback from 5' to zero (south to be zero), for a proposed five-story, nine dwelling unit building.	

- 464-19-Z** **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Giel and Regina Stein
OWNER: Same as applicant
PREMISES AFFECTED: 2513 N. Burling Street
SUBJECT: Application for a variation to reduce the north setback from the required 2' to zero (south to be 3'), combined side setback from 5' to 3' for a proposed three-story, single family residence.
- 465-19-Z** **ZONING DISTRICT: C1-3** **WARD: 32**
APPLICANT: Gino Battaglia
OWNER: Same as applicant
PREMISES AFFECTED: 1740 N. Milwaukee Avenue
SUBJECT: Application for a variation to reduce the required total off-street parking spaces from the required one to zero for a proposed artist live/ work space on the third floor of an existing three-story, mixed use building.
- 466-19-Z** **ZONING DISTRICT: RM-5.5** **WARD: 48**
APPLICANT: Edgewater Acquisitions, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5946-62 N. Sheridan Road
SUBJECT: Application for a variation to increase the height from the maximum 60' to 65.92' for a proposed six-story, fifty-nine dwelling unit building with ground floor parking.
- 467-19-S** **ZONING DISTRICT: C1-2** **WARD: 27**
APPLICANT: The Salvation Army, an Illinois Corporation
OWNER: Same as applicant
PREMISES AFFECTED: 2511-33 W. Madison Street
SUBJECT: Application for a special use to expand an existing special use to allow the expansion of an existing off-site accessory parking lot which serves the existing community center located at 20 S. Campbell Avenue.
- 468-19-S** **ZONING DISTRICT: B3-3** **WARD: 26**
APPLICANT: OG Management, Inc.
OWNER: Volo Holdings, LLC 2346 Grand Series
PREMISES AFFECTED: 2346 W. Grand Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building which shall be a transit served location.
- 469-19-S** **ZONING DISTRICT: B3-3** **WARD: 26**
APPLICANT: OG Management, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2346 W. Grand Avenue
SUBJECT: Application for a special use to reduce the required off-street parking from six parking spaces to two parking spaces for a proposed four-story, six dwelling unit building which shall be a transit served location.

470-19-Z	ZONING DISTRICT: B3-3	WARD: 26
APPLICANT:	OG Management	
OWNER:	Volo Holdings, LLC 2346 Grand Series	
PREMISES AFFECTED:	2346 W. Grand Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 26.33 feet for a proposed four-story, six dwelling unit building which shall be a transit served location.	
471-19-Z	ZONING DISTRICT: B3-3	WARD: 26
APPLICANT:	OG Management, Inc.	
OWNER:	Volo Holdings, LLC 2346 Grand Series	
PREMISES AFFECTED:	2346 W. Grand Avenue	
SUBJECT:	Application for a variation to reduce the required minimum lot area from 2,400 square feet to 2,350 square feet for a proposed four-story, six dwelling unit building which shall be a transit served location.	
472-19-S	ZONING DISTRICT: RS-3	WARD: 49
APPLICANT:	Discovery Practice Management Inc. d/b/a/ Center for Discovery	
OWNER:	Chicago Title and Land Trust # 8002370845	
PREMISES AFFECTED:	7450 N. Sheridan Road	
SUBJECT:	Application for a special use to establish a Group Community Home in an existing three-story, single family residence.	
473-19-Z	ZONING DISTRICT: C1-3	WARD: 30
APPLICANT:	Edwin E. Muniz d/b/a/ Fast Entertainment Inc.	
OWNER:	Edwin E. Muniz	
PREMISES AFFECTED:	3208 N. Kostner Avenue	
SUBJECT:	Application for a variation to establish a public place of amusement license to provide live entertainment, music, DJ and cover charge for an existing tavern which is located within 125' of a residential district.	
474-19-Z	ZONING DISTRICT: RS-3	WARD: 23
APPLICANT:	Oscar Alanis	
OWNER:	Same as applicant	
PREMISES AFFECTED:	5318 S. Lockwood Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 18.54' to 13.21' for a proposed second floor addition to the existing one-story, single family residence.	
475-19-Z	ZONING DISTRICT: B3-3	WARD: 1
APPLICANT:	SustaniaBuild, LLC- 2421 Fullerton Series	
OWNER:	Mary Jo Carpenter	
PREMISES AFFECTED:	2423 W. Fullerton Avenue	
SUBJECT:	Application for a variation to reduce the front setback from 3' to zero, east setback from 4' to 3', rear setback from 30' to 16' for a proposed four-story retail and twenty-one dwelling unit building with twenty-one, on-site parking spaces.	

476-19-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: 2719-23 W Haddon, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2719 W. Haddon Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 36.13' to 2', east and west setback each from 2' to zero, combined side setback from 5' to zero for a proposed connection to the new garage roof deck from the existing three-story, three dwelling unit building.

477-19-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: 2719-23 W Haddon Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2721 W. Haddon Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 36.12' to 22' for a proposed connection to the new roof deck from the existing six dwelling unit building.

478-19-Z **ZONING DISTRICT: RS-3** **WARD: 27**
APPLICANT: Albert V. Trigo
OWNER: Same as applicant
PREMISES AFFECTED: 1015 N. Drake Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 37.54' to zero, north side setback from 2.4' to zero (south shall be zero), combined side setback from 6' to zero to allow a rear fence with rolling gate at 11.2' in height to serve the existing two-story residential building.

479-19-S **ZONING DISTRICT: B3-2** **WARD: 28**
APPLICANT: Primo Center for Women and Children
OWNER: 4952 Madison, LLC
PREMISES AFFECTED: 4952-58 W. Madison Street / 1-17 N. Lavergne Avenue
SUBJECT: Application for a special use to establish a transitional residence in an existing three-story, mixed use building with ground floor retail and residential use and residential units above.

480-19-Z **ZONING DISTRICT: RS-2** **WARD: 41**
APPLICANT: Mateusz Jasinski
OWNER: Same as applicant
PREMISES AFFECTED: 6167 N. Overhill Avenue
SUBJECT: Application for a variation to reduce rear setback from the required 8.17' to 3.08' for a proposed one-story addition to the side of an existing one-story, single family residence.

481-19-Z
APPLICANT: Nashone Greer d/b/a/ Little Angels Family Daycare II, Inc.
OWNER: Nashone Greer
PREMISES AFFECTED: 6706 S. Emerald Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 43.5' to 22' for a proposed two-story day care with an attached one-car garage and two unenclosed parking stalls.

482-19-S
APPLICANT: Nashone Greer d/b/a/ Little Angels Family Daycare II, Inc.
OWNER: Alpha Temple Baptist Church
PREMISES AFFECTED: 6700-06 S. Union Avenue
SUBJECT: Application for a special use to establish an accessory off-site parking lot to accommodate the required seven parking stalls to serve a proposed day care center at 6706 S. Emerald Avenue.

483-19-Z
APPLICANT: Nashone Greer d/b/a/ Little Angels Family Day Care II, Inc.
OWNER: Alpha Temple Baptist Church
PREMISES AFFECTED: 6700-06 S. Union Avenue
SUBJECT: Application for a variation to establish shared parking for non-residential uses with different peak hours of operation, to serve the proposed day care at 6706 S. Emerald Avenue and a religious assembly at 6701 S. Emerald Avenue.

484-19-S
APPLICANT: Reborn Ministries / Reborn Community Church
OWNER: Same as applicant
PREMISES AFFECTED: 4000 W. Wilcox Street
SUBJECT: Application for a special use to establish a religious assembly in an existing two-story building.

485-19-Z
APPLICANT: Reborn Ministries / Reborn Community Church
OWNER: Same as applicant
PREMISES AFFECTED: 4000 W. Wilcox Street
SUBJECT: Application for a variation to reduce the front setback from the required 6.92' to zero for a proposed one story addition and a rear two story addition to a religious assembly in an existing two-story building.

486-19-S
APPLICANT: Reborn Ministries / Reborn Community Church
OWNER: City of Chicago Fleet & Facility Management
PREMISES AFFECTED: 3928-34 W. Wilcox Street
SUBJECT: Application for a special use to establish eighteen required off-site parking spaces to serve a proposed religious assembly at 4000 W. Wilcox.

487-19-Z	ZONING DISTRICT: RM-5	WARD: 28
APPLICANT:	Reborn Ministries / Reborn Community Church	
OWNER:	City of Chicago Fleet & Facility Management	
PREMISES AFFECTED:	3928-34 W. Wilcox	
SUBJECT:	Application for a variation to establish shared parking for two non-residential uses with different peak hours. The existing parking lot serves an existing library and a proposed religious assembly located at 4000 W. Wilcox Street.	
488-19-S	ZONING DISTRICT: B3-2	WARD: 47
APPLICANT:	GW Lawrence Ashland, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1532 W. Lawrence Avenue	
SUBJECT:	Application for a special use to establish a gas station with a one-story retail building.	
489-19-Z	ZONING DISTRICT: B3-2	WARD: 47
APPLICANT:	GW Lawrence Ashland, LLC	
OWNER:	Same as above	
PREMISES AFFECTED:	1532 W. Lawrence Avenue	
SUBJECT:	Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 15,385.5 square feet for a proposed gas station with a one-story retail building.	
490-19-Z	ZONING DISTRICT: B2-2	WARD: 44
APPLICANT:	Barrett Home, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1142 W. Diversey Parkway	
SUBJECT:	Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,980.44 square feet for a proposed four-story, three dwelling unit building.	
491-19-Z	ZONING DISTRICT: RM-4.5	WARD: 28
APPLICANT:	708 S. Campbell, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	710 S. Campbell Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 12' to 2.33' for a proposed two-story, six dwelling unit building.	
492-19-Z	ZONING DISTRICT: RM-4.5	WARD: 28
APPLICANT:	708 S. Campbell, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	710 S. Campbell Avenue	
SUBJECT:	Application for a variation to eliminate the required 348.59 square feet of rear yard open space for a proposed two-story, six dwelling unit building.	

493-19-S	ZONING DISTRICT: B1-3	WARD: 49
APPLICANT:	Holy Trinity Eritrean Orthodox Tewahedo Church in Chicago	
OWNER:	Same as applicant	
PREMISES AFFECTED:	7310 N. Rogers Avenue	
SUBJECT:	Application for a special use to establish a religious assembly within a one-story building with fifteen on-site parking spaces.	
494-19-S	ZONING DISTRICT: B3-1	WARD: 17
APPLICANT:	Deliverance Prayer Center	
OWNER:	Same as applicant	
PREMISES AFFECTED:	7223 S. Ashland Avenue	
SUBJECT:	Application for a special use to establish a religious assembly in an existing two-story building with on-site parking.	
495-19-S	ZONING DISTRICT: B3-3	WARD: 27
APPLICANT:	Mariama Ngamlanji	
OWNER:	Monroe-Western Condo Association	
PREMISES AFFECTED:	117 S. Western Avenue	
SUBJECT:	Application for a special use to establish a hair braiding salon.	
496-19-Z	ZONING DISTRICT: RS-3	WARD: 47
APPLICANT:	North Park Elementary School	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2017-21 W. Montrose Avenue	
SUBJECT:	Application for a variation to increase the existing floor area ratio of 0.9 to 1.23 to allow the expansion of an existing school use in an existing two-story building, a new rear 10' fence and unenclosed parking.	
497-19-Z	ZONING DISTRICT: RS-3	WARD: 47
APPLICANT:	North Park Elementary School	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2017-21 W. Montrose Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 37.55' to 18', west side setback from 12.08' to zero (east to be zero) for the expansion of an existing school use in an existing two-story building, a new rear 10' high fence and new unenclosed parking.	
498-19-S	ZONING DISTRICT: M1-2	WARD: 27
APPLICANT:	Covenant House Illinois	
OWNER:	DJC Communications, Inc.	
PREMISES AFFECTED:	2934 W. Lake Street	
SUBJECT:	Application for a special use to establish a transitional residence with beds on the second and third floor of an existing one and three story building.	

499-19-S **ZONING DISTRICT: B1-2** **WARD: 26**
APPLICANT: 1205 N Spaulding, LLC
OWNER: Robert E. Brickmeyer
PREMISES AFFECTED: 3256-58 W. Division / 1205 N. Spaulding Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed three-story, six dwelling unit building with detached six car garage.

500-19-Z **ZONING DISTRICT: B1-2** **WARD: 26**
APPLICANT: 1205 N Spaulding, LLC
OWNER: Robert E. Birkmeyer
PREMISES AFFECTED: 3256-58 W. Division Street/ 1205 N. Spaulding Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed three-story, six dwelling unit building with detached six car garage.

501-19-Z **ZONING DISTRICT: RM-5** **WARD: 4**
APPLICANT: Jaroslaw Madry
OWNER: Same as applicant
PREMISES AFFECTED: 4830-32 S. St. Lawrence
SUBJECT: Application for a variation to reduce the north setback from 2.02' to zero, south setback from 2.02' to 0.05', combined side setback from 5.05' to 0.05' to subdivide an existing zoning lot into two zoning lots. The existing three-story, three dwelling unit building at 4830 S. St. Lawrence shall remain. A new three-story, three dwelling unit building is proposed for 4832 S. St. Lawrence Avenue.

502-19-Z **ZONING DISTRICT: RS-2** **WARD: 41**
APPLICANT: Anthony & Maureen Chiavola
OWNER: Same as applicant
PREMISES AFFECTED: 6631 W. Albion Avenue
SUBJECT: Application for a variation to reduce the west setback from the required 4' to 1.6', east setback from 4' to 1.3', combined side setback from 9' to 2.9' for a proposed two-story, single family residence with front covered porch and rear wood deck.

419-19-Z	ZONING DISTRICT: RT-4	WARD: 43
APPLICANT:	1932 N. Fremont, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1932 N. Fremont Street	
SUBJECT:	Application for a variation to reduce the south side setback from the required 2' to 1' (north side to be 3'), combined side setback from 5' to 4' for a proposed three-story, single family residence.	
420-19-S	ZONING DISTRICT: B3-2	WARD: 44
APPLICANT:	Medmar Lakeview, LLC	
OWNER:	3524 N. Clark, LLC	
PREMISES AFFECTED:	3524 N. Clark Street	
SUBJECT:	Application for a special use to establish a medical cannabis dispensary.	
422-19-Z	ZONING DISTRICT: C1-1	WARD: 12
APPLICANT:	United Developments and Investments II, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1551-59 W. 33rd Street	
SUBJECT:	Application for a variation to reduce the front setback from the required 7.63' to zero for a proposed one-story commercial building with five open parking stalls.	
423-19-S	ZONING DISTRICT: B3-2	WARD: 44
APPLICANT:	Natural Nail Cafe Corp.	
OWNER:	Ni Brother Inc.	
PREMISES AFFECTED:	2831 N. Halsted Street 1N	
SUBJECT:	Application for a special use to establish a nail salon.	
448-19-S	ZONING DISTRICT: B3-5	WARD: 48
APPLICANT:	MQS Group, LLC	
OWNER:	Edgewater Beach Apartment Corporation	
PREMISES AFFECTED:	5557 N. Sheridan Road	
SUBJECT:	Application for a special use to establish a tavern.	
457-19-S	ZONING DISTRICT: PMD-4A	WARD: 27
APPLICANT:	Moonlight Studios, Inc.	
OWNER:	DDP Enterprises, LLC	
PREMISES AFFECTED:	1455 W. Hubbard Street	
SUBJECT:	Application for a special use to establish an accessory off-site parking lot with seventeen required parking spaces to serve a proposed industrial private event space located at 1446 W. Kinzie Street.	

