

**CITY OF CHICAGO
ZONING BOARD OF APPEALS
FRIDAY – April 25, 2014
121 North LaSalle Street – Room 200**

9:00 A.M.

121-14-S Zoning District: M1-1 Ward: 18
Applicant: La Canchita, LLC
Owner: Jose and Yolanda Dominguez
Premises Affected: 7647 South Kedzie Avenue
Subject: Application for a special use to establish an indoor soccer facility.
 • **Continued to June**

122-14-S Zoning District: B3-1 Ward: 41
Applicant: Wendy's International, LLC
Owner: Chicago Title Land Trust Company, No. 10-31974-09
Premises Affected: 5472 North Harlem Avenue
Subject: Application for a special use to establish a restaurant with one drive-through lane.
 • **Approved**

123-14-S Zoning District: C2-2 Ward: 6
Applicant: Transportation Maintenance, Inc.
Owner: same as applicant
Premises Affected: 8001 South Dr. Martin Luther King Jr. Drive
Subject: Application for a special use to establish twelve (12) off-site, required, accessory parking spaces to serve a motor vehicle repair shop located at 8000 South Dr. Martin Luther King Jr. Drive.
 • **Continued to May**

124-14-S Zoning District: PMD-4A Ward: 27
Applicant: Style Matters DJs, Inc.
Owner: 2324 Fulton, LLC
Premises Affected: 2310-26 West Fulton Street/301-17 North Claremont Avenue
Subject: Application for a special use to establish a small venue entertainment space.
 • **Approved with conditions; resolution pending**

125-14-S Zoning District: B3-3 Ward: 25
Applicant: QiBing Chen/DBA AiSiNi Hair Salon
Owner: Ying Di Hwang
Premises Affected: 249 West Cermak Road, 1st Floor
Subject: Application for a special use to establish a beauty and nail salon.
 • **Approved**

126-14-S **Zoning District: B1-1** **Ward: 17**
Applicant: Beverly Chan
Owner: same as applicant
Premises Affected: 2620 West 71st Street
Subject: Application for a special use to establish a nail salon.
 • **Approved**

127-14-S **Zoning District: PD 775** **Ward: 44**
Applicant: Fletcher Lofts, LLC
Owner: Gramar, LLC
Premises Affected: 3130-44 North Sheffield Avenue
Subject: Application for a special use to establish eleven (11) off-site, required, accessory parking spaces within the existing 7-story building located at 3130-44 North Sheffield Avenue to serve the proposed conversion of the existing five-story building located at 3141 North Sheffield Avenue in order to accommodate 80 residential units and ground floor retail space.
 • **Approved**

128-14-Z **Zoning District: RT-3.5** **Ward: 44**
Applicant: Joe Manzella and Ashley Gold
Owner: same as applicant
Premises Affected: 3624 North Magnolia Avenue
Subject: Application for a variation to reduce the north side yard setback from 2.4' to 0.65' for a proposed third floor addition to an existing two-story single family residence with a detached two-car garage.
 • **Approved**

129-14-S **Zoning District: B3-2** **Ward: 2**
Applicant: Gary Mikhailov
Owner: same as applicant
Premises Affected: 921 North Damen Avenue
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 May**

130-14-S **Zoning District: B3-3** **Ward: 2**
Applicant: JL Development, LLC
Owner: same as applicant
Premises Affected: 1451 North Ashland Avenue, Unit 1D
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 six units above the ground floor.
 • **Continued to June**

131-14-S **Zoning District: B3-3** **Ward: 2**
Applicant: JL Development, LLC
Owner: same as applicant
Premises Affected: 1455 North Ashland Avenue, Unit 1B
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 six units above the ground floor.

- **Continued to June**

132-14-S **Zoning District: B3-3** **Ward: 2**
Applicant: JL Development, LLC
Owner: same as applicant
Premises Affected: 1457 North Ashland Avenue, Unit 1A
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 six units above the ground floor.

- **Continued to June**

133-14-Z **Zoning District: B3-3** **Ward: 2**
Applicant: JL Development, LLC
Owner: same as applicant
Premises Affected: 1457 North Ashland Avenue, Unit 1A
Subject: Application for a variation to reduce the seven-space, off-street, accessory parking requirement by no more than one space for a proposed business live/work space unit on the ground floor of an existing four-story building with six units above the ground floor.

- **Continued to June**

134-14-Z **Zoning District: RT-4** **Ward: 43**
Applicant: Thomas Holl
Owner: same as applicant
Premises Affected: 810 West Altgeld Street
Subject: Application for a variation to reduce the north side yard setback from 2' to 0'; to reduce the south side yard setback from 2' to 0'; and, to reduce the combined side yard setback from 5' to 0' for a proposed three-story, rear open deck and a third floor addition to an existing two-unit building being converted to a single family residence with a rooftop deck proposed to be added to an existing detached two-car garage.

- **Continued to May**

135-14-Z **Zoning District: RT-4** **Ward: 2**
Applicant: LeMoyne Acquisitions, LLC
Owner: same as applicant
Premises Affected: 2117 West Le Moyne Street
Subject: Application for a variation to reduce the rear yard setback from 45.36' to 0'; to reduce the east side yard setback from 2' to 0'; and, to increase the height of an accessory structure from 15' to 24.5' for a proposed three-story single family residence with an existing detached three-car garage.

- **Continued to June**

136-14-Z **Zoning District: RT-4** **Ward: 2**
Applicant: LeMoyne Acquisitions, LLC
Owner: same as applicant
Premises Affected: 2119 West Le Moyne Street
Subject: Application for a variation to reduce the rear yard setback from 45.36' to 0'; to reduce the west side yard setback from 2.08' to 0'; to increase the height of the masonry wall in the west side yard setback from 6' to 8'; and, to increase the height of an accessory structure from 15' to 22' for an existing two-story single family residence with a detached three-car garage.

- **Continued to June**

137-14-Z **Zoning District: C1-1** **Ward: 14**
Applicant: Bohica Bar and Grill, Inc.
Owner: Chicago Title Land Trust Company, No.: 8002348527
Premises Affected: 5518 South Archer Avenue
Subject: Application for a variation to establish a public place of amusement license for an existing restaurant located within 125' of an RS-2 Residential Single-Unit (Detached House) District.

- **Approved**

138-14-Z **Zoning District: RS-3** **Ward: 26**
Applicant: Juana Magdalend
Owner: same as applicant
Premises Affected: 1642 North St. Louis Avenue
Subject: Application for a variation to exceed the allowed height of 30' by not more than 10% to 33' and to exceed the existing floor area of 2,797.91 square feet by not more than 15% to 3,217.6 square feet for a proposed third-story addition to an existing two-story, two-unit building in the front of the subject lot.

- **Approved**

139-14-Z **Zoning District: RT-3.5** **Ward: 44**
Applicant: Nick Canning
Owner: same as applicant
Premises Affected: 3749 North Greenview Avenue
Subject: Application for a variation to reduce the rear yard setback from 34.3' to 0' for a proposed one-story rear connector between an existing three-story single family residence and a two-car garage.

- **Continued to May**

140-14-Z **Zoning District: RS-2** **Ward: 19**
Applicant: Jerry and Laura Crisp
Owner: same as applicant
Premises Affected: 3848 West 107th Street
Subject: Application for a variation to reduce the front yard setback from 26' to 23.92' and to reduce the west side yard setback from 4' to 3.58' for a proposed second floor addition to an existing single family residence with a detached two-car garage.

- **Approved**

141-14-Z **Zoning District: RS-3** **Ward: 31**
Applicant: Blanca Barrera
Owner: same as applicant
Premises Affected: 4857 West Wolfram Street
Subject: Application for a variation to reduce the west side yard setback from 2.17' to 0'; to reduce the combined side yard setback from 5.43' to 3.61'; and, to reduce the rear yard setback from 37.54' to 35' for a proposed one-story rear addition to an existing two-unit building with a detached two-car garage.

- **Continued to May**

142-14-Z **Zoning District: RS-3** **Ward: 1**
Applicant: Waveland Enterprises, LLC
Owner: same as applicant
Premises Affected: 1721 North Fairfield Avenue
Subject: Application for a variation to reduce the front yard setback from 15.83' to 11'; to reduce the south side yard setback from 2' to 1.22'; to reduce the north side yard setback from 2' to 1.15'; and, to reduce the combined side yard setback from 5' to 2.37' for a proposed second floor addition to an existing one-story single family residence with a coach house.

- **Approved**

143-14-Z **Zoning District: RS-2** **Ward: 19**
Applicant: Thomas Leonard
Owner: same as applicant
Premises Affected: 10653 South Homan Avenue
Subject: Application for a variation to reduce the combined side yard setback from 17.7' to 14' for a proposed two-story single family residence and attached two-car garage.

- **Approved**

144-14-Z **Zoning District: RT-3.5** **Ward: 44**
Applicant: Kevin and Rita Powers
Owner: same as applicant
Premises Affected: 1435 West Roscoe Street
Subject: Application for a variation to exceed the existing floor area of 6,658 square feet by not more than 15% to 6,772 square feet for a proposed rear, one-story addition, with a roof deck, to an existing three-story single family residence.

- **Continued to May**

145-14-Z **Zoning District: RT-4** **Ward: 32**
Applicant: Jesse Billadeau and Christina Paliafito
Owner: same as applicant
Premises Affected: 2322 West Palmer Street
Subject: Application for a variation to exceed the existing floor area of 4,459 square feet by not more than 15% to 4,829 square feet for proposed third-floor and attic renovations and expansions to an existing four-floor, four-unit building.

- **Approved**

2:00 P.M.

146-14-Z **Zoning District: B3-2** **Ward: 26**
Applicant: Chicago Title Land Trust, No.: 122870
Owner: same as applicant
Premises Affected: 3259 West North Avenue
Subject: Application for a variation to reduce the three-space, off-street, accessory parking requirement by no more than one space for a proposed two-story, three-unit development with ground floor office space in an existing building with a two-car detached rear garage.

- **Continued to June**

147-14-S **Zoning District: B3-2** **Ward: 26**
Applicant: Chicago Title Land Trust, No.: 122870
Owner: same as applicant
Premises Affected: 3259 West North Avenue
Subject: Application for a special use to establish a residential use below the second floor for a proposed two-story, three-unit development with ground floor office space in an existing building with a two-car detached rear garage.

- **Continued to June**

148-14-S **Zoning District: C2-2** **Ward: 12**
Applicant: Pershing Two, LLC
Owner: same as applicant
Premises Affected: 3910 South Archer Avenue
Subject: Application for a special use to establish a drive-through lane for an existing restaurant.

- **Approved**

149-14-S **Zoning District: B3-2** **Ward: 30**
Applicant: 3630-36 W. George, LLC
Owner: same as applicant
Premises Affected: 3630 West George Street
Subject: Application for a special use to establish a three-story, six-unit townhouse development with an attached eight-car garage.

- **Approved**

150-14-Z **Zoning District: B3-2** **Ward: 30**
Applicant: 3630-36 W. George, LLC
Owner: same as applicant
Premises Affected: 3630 West George Street
Subject: Application for a variation to reduce the east and west rear wall setback from 12' to 7'; to reduce the separation between the east and west front walls from 30' to 23.67'; and, to reduce the setback of the east and west south end walls from 12' to 5' for a proposed three-story, six-unit townhouse development with an attached eight-car garage.

- **Approved**

151-14-Z **Zoning District: RS-3** **Ward: 32**
Applicant: 3114 N. Southport, LLC
Owner: same as applicant
Premises Affected: 3114 North Southport Avenue
Subject: Application for a variation to reduce the north side yard setback from 2' to 0.5'; to reduce the combined side yard setback from 4.8' to 2.75'; to reduce the rear yard setback from 37.5' to 33.92'; to reduce the rear yard open space from 900 square feet to 203 square feet; to exceed the existing height of 31.25' by not more than 10% to 33.71'; and, to exceed the existing floor area of 4,466.4 square feet by not more than 15% to 5,081.1 square feet for the proposed conversion of the existing 2.5-story, five-unit building into a three-story, four-unit building with three surface parking spaces.

- **Continued to May**

152-14-S **Zoning District: B3-2** **Ward: 3**
Applicant: Diya 55th State, LLC
Owner: Chicago Title Trust, No.: 21148
Premises Affected: 2-4 West Garfield Boulevard/5454 South State Street
Subject: Application for a special use to establish a restaurant with a drive-through lane.

- **Continued to May**

153-14-S **Zoning District: C1-3** **Ward: 27**
Applicant: Urban Holiday, LLC
Owner: Marc Realty, LLC
Premises Affected: 312 West Chestnut Street
Subject: Application for a special use to establish two-story, 46-room hotel.

- **Approved**

154-14-S **Zoning District: C1-2** **Ward: 27**
Applicant: Urban Holiday, LLC
Owner: Marc Realty, LLC
Premises Affected: 352-60 West Chestnut Street
Subject: Application for a special use to establish fourteen (14) off-site, required, accessory parking spaces to serve the proposed two-story, 46-room hotel located at 312 West Chestnut Street.

- **Approved**

155-14-S **Zoning District: DX-5** **Ward: 25**
Applicant: Sangamon Partners, LLC
Owner: same as applicant
Premises Affected: 914 West Monroe Street
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 12-space, first floor parking garage.

- **Approved**

156-14-Z **Zoning District: DX-5** **Ward: 25**
Applicant: Sangamon Partners, LLC
Owner: same as applicant
Premises Affected: 914 West Monroe Street
Subject: Application for a variation to reduce the rear setback from 30' to 20' and to eliminate their one 10' x 25' off-street loading space for a proposed six-story, eight-unit building with a 12-space, first floor parking garage.

- **Approved**

157-14-S **Zoning District: DX-5** **Ward: 25**
Applicant: Sangamon Partners, LLC
Owner: same as applicant
Premises Affected: 924 West Monroe Street
Subject: Application for a special use to establish a residential use below the second floor for a proposed seven-story, ten-unit building with a 12-space, first floor parking garage.

- **Approved**

158-14-Z **Zoning District: DX-5** **Ward: 25**
Applicant: Sangamon Partners, LLC
Owner: same as applicant
Premises Affected: 924 West Monroe Street
Subject: Application for a variation to reduce the rear setback from 30' to 20' and to eliminate their one 10' x 25' off-street space for a proposed seven-story, ten-unit building with a 12-space, first floor parking garage.

- **Approved**

159-14-S **Zoning District: DX-5** **Ward: 25**
Applicant: Sangamon Partners, LLC
Owner: same as applicant
Premises Affected: 23 South Sangamon Street
Subject: Application for a special use to establish a residential use below the second floor for a proposed seven-story, ten-unit building with a 13-space, first floor parking garage.

- **Approved**

160-14-Z **Zoning District: DX-5** **Ward: 25**
Applicant: Sangamon Partners, LLC
Owner: same as applicant
Premises Affected: 23 South Sangamon Street
Subject: Application for a variation to reduce the rear setback from 30' to 0' and to eliminate their one 10' x 25' off-street loading space for a proposed seven-story, ten-unit building with a 13-space, first floor parking garage.

- **Approved**

161-14-Z **Zoning District: RS-3** **Ward: 32**
Applicant: Health Fuller
Owner: same as applicant
Premises Affected: 2046-48 North Hoyne Avenue
Subject: Application for a variation to reduce the north side yard setback from 3.84' to 0'; to reduce the combined side yard setback from 9.6' to 4.8'; to reduce the front yard setback from 16' to 0'; to reduce the rear yard open space from 312 square feet to 0 square feet; and, to locate an accessory storage building within the rear yard open space for a proposed two-story single family residence and detached two-car garage with a rooftop deck.

- **Approved**

162-14-S **Zoning District: C1-2** **Ward: 33**
Applicant: Dimitry Livshis
Owner: Elston View Development
Premises Affected: 3511 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.

- **Approved**

CONTINUANCES

120-14-S **Zoning District: C1-2** **Ward: 33**
Applicant: Nazar Kashuba
Owner: Elston View Development
Premises Affected: 3509 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.

- **Approved**

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.

- **Approved**

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 August**

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.

- **Approved**

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.

- **Approved**

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.

- **Approved**

81-14-Z **Zoning District: RS-3** **Ward: 26**
Applicant: Ayala Properties, LLC
Owner: same as applicant
Premises Affected: 1616 North Springfield Avenue
Subject: Application for a variation to reduce the north side yard setback from 2.36' to 0.58' and to reduce the total combined side yard setback from 8.85' to 7.29' for a proposed two-story single family residence with an existing detached two-car garage.

- **Approved**

91-14-S **Zoning District: B3-2** **Ward: 28**
Applicant: James L. Harris/DBA Chicago Born Losers
Owner: same as applicant
Premises Affected: 4420 West Madison Street
Subject: Application for a special use to establish a private club.

- **Continued to May**

92-14-S **Zoning District: RT-4** **Ward: 20**
Applicant: Darkim Responsible Living for Women, Inc.
Owner: Daryl Hopkins
Premises Affected: 6541 South Rhodes Avenue
Subject: Application for a special use to establish a 14-bed transitional residence for women with children only.

- **Continued to June**

95-14-S **Zoning District: B3-1** **Ward: 30**
Applicant: Thaddeus Mazuchowski
Owner: same as applicant
Premises Affected: 3644 West Diversey Avenue
Subject: Application for a special use to establish a business live/work space unit on the ground floor of an existing three-story building with two residential units above the ground floor.

- **Continued to June**

99-14-Z **Zoning District: RT-4** **Ward: 2**
Applicant: Luke Wong
Owner: same as applicant
Premises Affected: 1437 West Blackhawk Street
Subject: Application for a variation to reduce the rear yard setback from 28' to 2'; to reduce the east side yard setback from 2' to 1'; to reduce the total combined side yard setback from 4.67' to 3.5'; and, to reduce the rear yard open space from 156 square feet to 0 square feet for a proposed two-story single family residence with an attached two-car garage.

- **Approved**

101-14-Z **Zoning District: C1-3** **Ward: 25**
Applicant: Lam Sai Ho Tung Association
Owner: same as applicant
Premises Affected: 208 West Cermak Road
Subject: Application for a variation to reduce the rear yard setback from 30' to 3.40' for a proposed two-story addition with an attached one-car garage, addition will contain office space on the first floor and a residential unit on the second floor.

- **Withdrawn**

107-14-S **Zoning District: B1-1** **Ward: 16**
Applicant: Liliana Valdes
Owner: Cano Properties
Premises Affected: 6239 ½ South Kedzie Avenue
Subject: Application for a special use to establish a nail salon.

- **Approved**

109-14-S **Zoning District: B3-3** **Ward: 27**
Applicant: Franklin Super Foods & Liquor, Inc.
Owner: Salem Salem
Premises Affected: 501 North Kedzie Avenue
Subject: Application for a special use to establish a liquor store for the retail sale of package goods.

- **Continued to July**

114-14-S **Zoning District: RM-5** **Ward: 3**
Applicant: Boulder Real Estate Group, LLC
Owner: City of Chicago
Premises Affected: 4941-45 South Calumet Avenue
Subject: Application for a special use to establish a 17-space, off-site, accessory parking lot to serve the existing 15-unit building located at 4954-58 South Martin Luther King Jr. Drive and 352-54 East 50th Street.

- **Approved**

115-14-Z **Zoning District: RM-5** **Ward: 3**
Applicant: Boulder Real Estate Group, LLC
Owner: City of Chicago
Premises Affected: 4941-45 South Calumet Avenue
Subject: Application for a variation to reduce the front yard setback from 15' to 7'; to reduce the north side yard setback from 5' to 0'; and, to reduce the south side yard setback from 5' to 0' for a proposed 17-space, off-site, accessory parking lot to serve the existing 15-unit building located at 4954-58 South Martin Luther King Jr. Drive and 352-54 East 50th Street.

- **Approved**