

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- October 19, 2018
121 N. LaSalle Street- Room 201-A**

Approval of the minutes from the September 21, 2018 regular meeting of the Board.

Approval of the agenda for the October 19, 2018 regular meeting of the Board.

519-18-S **ZONING DISTRICT: B3-2** **WARD: 35**
APPLICANT: Alberto Burgos dba Nuevo Estilo Beauty Salon
OWNER: Jerry Tufano
PREMISES AFFECTED: 4003 W. Fullerton Avenue
SUBJECT: Application for a special use to establish a beauty / nail salon.

520-18-S **ZONING DISTRICT: C2-2** **WARD: 12**
APPLICANT: True Blue, Inc.
OWNER: Archer Two, LLC
PREMISES AFFECTED: 3924 S. Archer Avenue, Unit B
SUBJECT: Application for a special use to establish a temporary staffing / day labor employment agency.

521-18-S **ZONING DISTRICT: B3-2** **WARD: 47**
APPLICANT: Jeff Hallead
OWNER: Carl and Janet Cannatella
PREMISES AFFECTED: 5040 N. Clark Street
SUBJECT: Application for a special use to establish an animal day care and boarding kennel facility.

522-18-Z **ZONING DISTRICT: RM-5** **WARD: 1**
APPLICANT: 1759 Campbell, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1759 N. Campbell Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 14.09' to 14.08', rear setback from 35.24' to 31.37' for a proposed four-story, three dwelling unit building with roof top stairway enclosures, roof deck, rear open porch and three covered parking stalls.

523-18-Z **ZONING DISTRICT: RM-5** **WARD: 1**
APPLICANT: 1759 Campbell, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1759 N. Campbell Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 147.99 square feet to zero for a proposed four-story, three dwelling unit building with rooftop stair enclosures, roof deck, rear open porch and three covered parking spaces.

524-18-Z **ZONING DISTRICT: C2-2** **WARD: 8**
APPLICANT: 75th Street Entertainment, Inc.
OWNER: Warren Berger
PREMISES AFFECTED: 1530-32 E. 75th Street
SUBJECT: Application for a variation to establish a public place of amusement license to provide live entertainment, music, DJ and cover charge in an existing tavern which is located within 125' of a residential zoning district.

525-18-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Edwin S. Hierro
OWNER: Same as applicant
PREMISES AFFECTED: 2244 N. Magnolia Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.76' to 22.24' for a proposed rear addition to an existing single family residence.

526-18-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Edwin S. Del Hierro
OWNER: Same as applicant
PREMISES AFFECTED: 2244 N. Magnolia Avenue
SUBJECT: Application for a variation to increase the existing floor area by no more than 15% from 3,501.74 square feet to 3,843.6 square feet for a proposed rear addition and a trellis above the garage that serves the existing single family residence.

527-18-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Edwin S. Del Hierro
OWNER: Same as applicant
PREMISES AFFECTED: 2244 N. Magnolia Avenue
SUBJECT: Application for a variation to relocate the required rear yard open space to deck to be located on the garage.

528-18-Z **ZONING DISTRICT: RS-2** **WARD: 33**
APPLICANT: 2805 Eastwood, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2805 W. Eastwood Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 54.417' to 28.093', east setback from 4' to 3' (west to be 4'), combined side setback from 9' to 7', rear setback from 33.60' to 28.093, rear yard open space from 400 square feet to 268 square feet for a proposed two-story, single family residence.

529-18-Z **ZONING DISTRICT: RM-5** **WARD: 4**
APPLICANT: Art Gurevich - Pershing Oakwood Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3901 S. Lake Park Avenue - Units A, B, C, D, E
SUBJECT: Application for a variation to reduce the garage door setback to a property line abutting a public street from 20' to 5' for a proposed four-story, five dwelling unit townhome building with attached garages.

530-18-Z **ZONING DISTRICT: RM-5** **WARD: 4**
APPLICANT: Art Gurevich- Pershing Oakwood Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3901 S. Lake Park Avenue, Unit F, G, H, I, J, K
SUBJECT: Application for a variation to reduce the garage door setback to a property line abutting a public street from the required 20' to 5' for a proposed four-story, five dwelling unit townhouse building with attached garages.

531-18-Z **ZONING DISTRICT: RS-3** **WARD: 8**
APPLICANT: CLJ Building Account
OWNER: Same as applicant
PREMISES AFFECTED: 2053-55 E. 81st Street / 8102-06 S. Clyde Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from the required 37.58' to zero to legalize an existing 7' high chain link fence with two walk gates to the existing three-story, brick building.

532-18-Z **ZONING DISTRICT: RT-4** **WARD: 45**
APPLICANT: Chicago Title and Land Trust 8002361424
OWNER: Same as applicant
PREMISES AFFECTED: 3721 N. Parkview Terrace
SUBJECT: Application for a variation to reduce the eats front setback from 15' to zero, north setback from 7.47' to zero to allow a 7' to 9' high fence with stone piers and a 4' north side setback to allow open access stair to the garage roof deck that serves an existing single family residence.

533-18-S **ZONING DISTRICT: B3-2** **WARD: 4**
APPLICANT: Skyline View Chicago, LLC
OWNER: Pioneer UC V, LLC
PREMISES AFFECTED: 5107 S. Blackstone Avenue
SUBJECT: Application for a special use to establish an outdoor roof top patio.

534-18-S **ZONING DISTRICT: C1-2** **WARD: 2**
APPLICANT: 1913 Northco, LLC
OWNER: JFS 1913-19 North Avenue, LLC
PREMISES AFFECTED: 1913-17 W. North Avenue
SUBJECT: Application for a special use to establish an outdoor roof top patio to serve an existing restaurant.

540-18-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Marc Zahr
OWNER: Same as applicant
PREMISES AFFECTED: 2030 N. Honore Street
SUBJECT: Application for a variation to increase the area occupied by an accessory building in the rear setback by no more than 10% of the maximum 643.1 square feet to allow 643.85 square feet of the new attached three-car garage to be located in the required rear setback.

541-18-Z **ZONING DISTRICT: RM-4.5** **WARD: 2**
APPLICANT: Precise Development Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1624 W. Blackhawk Street
SUBJECT: Application for a variation to reduce the front setback from the required 9' to 5', rear setback from 22.5' to 2', east and side setbacks from 3.84' to 3' each for a total of 6' from the required 9.6' for a proposed three-story, four dwelling unit building with a detached two-car garage.

542-18-Z **ZONING DISTRICT: RM-4.5** **WARD: 2**
APPLICANT: Precise Development Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1624 W. Blackhawk Street
SUBJECT: Application for a variation to relocate the required 234 square feet of required rear yard open space on the roof levels of the proposed detached garages that will serve a proposed three-story, four dwelling unit building.

543-18-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: Montana-Lincoln Park, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 936 W. Montana Street
SUBJECT: Application for a variation to reduce the front setback from the required 11.22' to 8', west setback from 6' to zero, east setback from 6' to zero, combined side setback from 15' to zero, rear setback from 34.5' to 1', the setback from the rear property line to enclosed parking from 2' to 1' for a proposed four-story, eight dwelling unit building with roof deck, three roof top stair enclosures and an attached nine car garage with roof decks and pergolas.

549-18-S	ZONING DISTRICT: B3-1	WARD: 38
APPLICANT:	Labiba Kouk d/b/a/ Fade by Jay	
OWNER:	Gladys R. Wilson & Associates	
PREMISES AFFECTED:	3433 N. Harlem Avenue	
SUBJECT:	Application for a special use to establish a barber shop.	
550-18-S	ZONING DISTRICT: B3-2	WARD: 40
APPLICANT:	Tim Weber / Tanu Inc. d/b/a/ Restoration Salon	
OWNER:	Germania Place Limited	
PREMISES AFFECTED:	1515 W. Berwyn Avenue	
SUBJECT:	Application for a special use to establish a hair salon.	
551-18-Z	ZONING DISTRICT: RM-5	WARD: 35
APPLICANT:	Arranmore Enterprises, LLC 3656-58 Bernard Series	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3441 W. Waveland Avenue / 3658 N. Bernard Street	
SUBJECT:	Application for a variation to reduce the non-street side south setback from the required 4.12' to zero, rear setback from 37.64' to zero, for an existing rear two-story open porch, an un-enclosed rear parking space for the existing two-story building being de-converted from nine dwelling units to the original eight dwelling units.	
552-18-Z	ZONING DISTRICT: RT-3.5	WARD: 44
APPLICANT:	Robert Biodrowski	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3719-21 N. Wayne Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 34.66' to 22.75' for a proposed open bridge access from the existing single family residence to the proposed garage roof deck and trellis.	
553-18-S	ZONING DISTRICT: B3-2	WARD: 49
APPLICANT:	Flower's Braiding Boutique, LLC	
OWNER:	1937-53 W Howard, LLC	
PREMISES AFFECTED:	1949 W. Howard Street	
SUBJECT:	Application for a special use to establish a hair salon.	
554-18-S	ZONING DISTRICT: B3-1	WARD: 40
APPLICANT:	Amanda King/ Tattoo Avenue, LLC	
OWNER:	Samuel Martin / S-J Realty, LLC	
PREMISES AFFECTED:	5122 N. Lincoln Avenue	
SUBJECT:	Application for a special use to establish a body art / piercing facility.	

563-18-Z	ZONING DISTRICT: B3-5	WARD: 25
APPLICANT:	Chinese Consolidated Benevolent Association of Chicago	
OWNER:	Same as applicant	
PREMISES AFFECTED:	246-62 W. 22nd Place	
SUBJECT:	Application for a variation to reduce the front setback from 6' to zero, west setback from 6' to zero, east setback from 2' to zero, rear set back from 30' to zero for the proposed expansion of an existing community center with a side three story addition, a third floor addition, a fourth to sixth story addition, a new side eight story addition for eighty-three dwelling units of elderly housing and twenty-four on-site accessory parking spaces.	
564-18-Z	ZONING DISTRICT: RS-3	WARD: 48
APPLICANT:	Eric Siegel	
OWNER:	Same as applicant	
PREMISES AFFECTED:	5335 N. Lakewood Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 14.86' to 13.34', rear setback from 34.44' to 24.67' for a proposed rear one-story addition, an attached garage and a front covered porch addition on the existing three-story, single family residence.	
565-18-S	ZONING DISTRICT: B3-2	WARD: 50
APPLICANT:	TCF National Bank	
OWNER:	Kimball Bryn Mawr Stores, LLC	
PREMISES AFFECTED:	2900-24 W. Peterson Avenue	
SUBJECT:	Application for a special use to establish a three lane drive-through to serve a proposed financial institution.	
566-18-S	ZONING DISTRICT: DX-5	WARD: 42
APPLICANT:	Wells Parking, Inc.	
OWNER:	Wells Ontario, LLC	
PREMISES AFFECTED:	614-20 N. Wells Chicago	
SUBJECT:	Application for a special use to establish a twenty space, non-accessory parking lot located outside the central area parking district.	
567-18-S	ZONING DISTRICT: PMD #8	WARD: 12
APPLICANT:	2005, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2005 W. 43rd Street	
SUBJECT:	Application for a special use to establish a major utilities and service use for a proposed wash station, filing station, fleet vehicle repairs in an existing building.	

568-18-S **ZONING DISTRICT: PMD #8** **WARD: 12**
APPLICANT: 2005, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1957 W. 43rd Street
SUBJECT: Application for a special use to establish an accessory off-site parking lot to accommodate one-hundred fifty-five parking stalls to serve the proposed major utilities and services use located at 2005 W. 43rd Street.

569-18-Z **ZONING DISTRICT: RM-5** **WARD: 2**
APPLICANT: RG JG Hawwa
OWNER: Same as applicant
PREMISES AFFECTED: 1534 N. Dearborn Parkway
SUBJECT: Application for a variation to reduce the rear setback from the required 41.85' to zero, north setback from 2' to 1.33', south setback from 2' to 0.16', combined side setback from 4.832' to 0.16' for a proposed rooftop elevator penthouse with roof deck, rear three, four story additions an enclosed breezeway with roof deck for the existing single family residence.

570-18-S **ZONING DISTRICT: B3-2** **WARD: 11**
APPLICANT: Glazier Project, LLC- Bridgeport
OWNER: City of Chicago
PREMISES AFFECTED: 3100-3110 S. Halsted Street
SUBJECT: Application for a special use to establish a one-lane drive through to serve a proposed restaurant.

571-18-Z **ZONING DISTRICT: B3-2** **WARD: 11**
APPLICANT: Glazier Project, LLC- Bridgeport
OWNER: Same as applicant
PREMISES AFFECTED: 3102 S. Halsted Street
SUBJECT: Application for a variation to reduce the 18 linear feet of landscape setback along 31st Street from the required 7' to 3'-8".

573-18-S **ZONING DISTRICT: B3-3** **WARD: 27**
APPLICANT: Jenica Edmund
OWNER: Richard Haft
PREMISES AFFECTED: 1650 W. Ogden Avenue
SUBJECT: Application for a special use to establish a hair/ nail salon

CONTINUANCE

312-18-S **ZONING DISTRICT: C1-3** **WARD: 3**
APPLICANT: McDonald's USA, LLC
OWNER: Franchise Realty Investment Trust- IL
PREMISES AFFECTED: 207 E. 35th Street
SUBJECT: Application for a special use to establish a dual lane drive-through to serve an existing fast food restaurant.

331-18-S **ZONING DISTRICT: B3-3** **WARD: 26**
APPLICANT: Jester Properties, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1709 N. Kedzie Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, three dwelling unit building with a detached three car garage.

404-18-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: William J. Deakin Trust and Lis M. Diehlmann Trust
OWNER: Same as applicant
PREMISES AFFECTED: 1848 N. Lincoln Avenue
SUBJECT: Application for a variation to reduce the front feature setback from the required 20' to 9.87', front setback from 11.22' to 9.87', north and south setback from 2' to zero, combined side setback from 5' to zero and the open space along the north and south end of the lot from 5' to zero on each side for a proposed attached garage with roof deck, open stairs, roof top stair/ elevator enclosure and roof deck.

428-18-S **ZONING DISTRICT: B1-1** **WARD: 21**
APPLICANT: Unity Parenting and Counseling, Inc.
OWNER: First Insite Realty 79th and Ashland, LLC
PREMISES AFFECTED: 7955-59 S. Ashland Avenue
SUBJECT: Application for a special use to establish a temporary overnight shelter.

484-18-S **ZONING DISTRICT: B1-1** **WARD: 39**
APPLICANT: The Church of Pentecostal USA Inc. Greater North Assembly
OWNER: 5326 Kedzie Property Corp.
PREMISES AFFECTED: 5326-30 N. Kedzie Avenue
SUBJECT: Application for a special use to establish a religious assembly facility.

485-18-S **ZONING DISTRICT: B1-1** **WARD: 40**
APPLICANT: The Church of Pentecostal USA Inc. - Greater North Assembly
OWNER: Center for Seniors
PREMISES AFFECTED: 5315-19 N. Kedzie Avenue
SUBJECT: Application for a special use to establish off-site parking for fifteen required parking spaces to serve the proposed religious assembly located at 5326-30 N. Kedzie Avenue.

486-18-Z **ZONING DISTRICT: C1-2** **WARD: 40**
APPLICANT: The Church of Pentecostal USA Inc. - Greater North Assembly
OWNER: Center for Seniors
PREMISES AFFECTED: 5315-19 N. Kedzie Avenue
SUBJECT: Application for a variation to establish shared parking for a religious assembly facility located at 5326-30 N. Kedzie Avenue.

