CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY – August 15, 2014

121 North LaSalle Street - Room 200

MINUTES

PRESENT ABSENT

Jonathan Swain, Chairman Catherine Budzinski Sol Flores

Sheila O'Grady Sam Toia

9:00 A.M.

Chairman Swain called the meeting to order at 9:10 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with four members present.

Motion to approve minutes from July 18, 2014 meeting made by Chairman Swain. Second by Toia. Motion carried. Motion to approve August 15, 2014 agenda made by Chairman Swain. Second by Toia. Motion carried.

289-14-S Zoning District: B3-1 Ward: 17

Applicant: William Norwood **Owner:** Archie Martin

Premises Affected: 7140 South Ashland Avenue

Subject: Application for a special use to establish a barber shop. **Approved 3-0**;

yeas – Swain, Flores and Toia

290-14-S Zoning District: B3-1 Ward: 10

Applicant: David Castro **Owner:** Jesus Alvarado

Premises Affected: 13308 South Baltimore Avenue

Subject: Application for a special use to establish a barber shop. **Approved 4-0**;

yeas - Swain, Flores, O'Grady and Toia

291-14-Z Zoning District: RS-2 Ward: 19

Applicant: Patrick Coleman **Owner:** same as applicant

Premises Affected: 10315 South Ridgeway Avenue

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

for a proposed covered front porch being added to an existing 1-story

single-family residence. Approved 4-0; yeas – Swain, Flores, O'Grady

and Toia

292-14-Z Zoning District: RS-2 Ward: 41

Applicant: Ruben Orta **Owner:** same as applicant

Premises Affected: 6161 North Neola Avenue

Subject: Application for a variation to reduce the south side yard setback from 5' to

3'; to reduce the north side yard setback from 5' to 2.5'; to reduce the combined side yard setback from 15' to 5.5'; and, to reduce the rear yard setback from 28' to 18.42' for a proposed second floor dormer, a two-story rear addition and an attached, one-car garage to an existing 1.5-story single-family residence. **Approved 4-0; yeas – Swain, Flores,**

O'Grady and Toia

293-14-Z Zoning District: RS-3 Ward: 1

Applicant: Luke Molloy and Suzanne Yoon

Owner: same as applicant

Premises Affected: 2122 West Superior Street

Subject: Application for a variation to reduce the front yard setback from 34.27' to

0'; to reduce the east side yard setback from 4.8' to 0'; to reduce the west side yard setback from 4.8' to 0'; to reduce the combined side yard setback from 12' to 0'; and, to reduce the rear yard setback from 34.16' to 2.89' for a proposed one-story front porch and a two-story, rear addition connecting an existing, two-story single-family residence with an existing, two-story, rear coach house; an 8' high iron fence will be established in the front yard and 7' high iron fences will be established in the side and rear yards; the existing, detached two-car garage will remain. **Approved 4-0**;

yeas - Swain, Flores, O'Grady and Toia

294-14-S Zoning District: B3-2 Ward: 50

Applicant: Ner Tamid Ezra Habonim Egalitarian Minyan of West Rogers Park

Owner: Theodore and Katherine Paulos
Premises Affected: 7311-13 North Western Avenue

Subject: Application for a special use to establish a temporary, 72-seat religious

assembly facility with a 9-car parking lot. Approved 4-0; yeas – Swain,

Flores, O'Grady and Toia

295-14-Z Zoning District: B3-3 Ward: 15

Applicant: Filemon Ramirez **Owner:** same as applicant

Premises Affected: 4117-25 South Kedzie Avenue

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

for an existing tavern located within 125' of an RS-3 Residential

Single-Unit (Detached House) District. Approved 4-0; yeas – Swain, Flores, O'Grady and Toia

296-14-S Zoning District: B3-2 Ward: 12

Applicant: Samuel Linares **Owner:** same as applicant

Premises Affected: 2844-46 West Cermak Road

Subject: Application for a special use to establish an 18-space, off-site, non-required

accessory parking lot along a pedestrian street to serve an existing restaurant located at 2834 West Cermak Road. Withdrawn by

Applicant

297-14-Z Zoning District: B3-2 Ward: 12

Applicant: Samuel Linares **Owner:** same as applicant

Premises Affected: 2844-46 West Cermak Road

Subject: Application for a variation to establish a curb cut along a pedestrian street

allowing access to an 18-space, off-site, non-required accessory parking lot to serve an existing restaurant located at 2834 West Cermak Road.

Withdrawn by Applicant

298-14-S Zoning District: B3-2 Ward: 44

Applicant:Dusan OppeltOwner:Woody SlaymakerPremises Affected:3021 North Broadway

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

4-0; yeas – Swain, Flores, O'Grady and Toia

299-14-S Zoning District: B3-1 Ward: 29

Applicant: Bana & Rocky, Inc.

Owner: Chicago Title Land Trust, No.: 8002364659

Premises Affected: 7101 West Belmont Avenue

Subject: Application for a special use to establish a beauty salon. **Approved 4-0**;

yeas - Swain, Flores, O'Grady and Toia

300-14-S Zoning District: B3-3 Ward: 12

Applicant: Nasee Yehuda

Owner: 2427 W. Madison, LLC **Premises Affected:** 2429 West Madison Street

Subject: Application for a special use to establish a barber shop. **Approved 4-0**;

yeas - Swain, Flores, O'Grady and Toia

301-14-Z Zoning District: RS-2 Ward: 19

Applicant: Robert and Kimberly Jacobsen

Owner: same as applicant

Premises Affected: 11017 South Whipple Street

Subject: Application for a variation to reduce the north side yard setback from 4' to

3.25'; to reduce the south side yard setback from 4' to 3.25'; and, to reduce the combined side yard setback from 11.25' to 6.5' for a proposed two-story, single family residence with an a rear, one-story, open deck and an attached, front, two-car garage with a driveway and curb cut on South Whipple Street; the existing, rear, two-car garage will be converted to an accessory storage building. **Approved 4-0; yeas – Swain, Flores,**

O'Grady and Toia

302-14-Z Zoning District: RM-4.5 Ward: 44

Applicant: The Catholic Bishop of Chicago

Owner: same as applicant

Premises Affected: 690-740 West Belmont Avenue

Subject: Application for a variation to reduce the rear yard setback from 49.76' to

0' for a proposed two-story addition to an existing two-story school.

Approved 4-0; yeas - Swain, Flores, O'Grady and Toia

303-14-S Zoning District: B3-2 Ward: 44

Applicant: 3506 Hospitality, LLC
Owner: 3506-14 North Clark, LLC
Premises Affected: 3506-14 North Clark Street

Subject: Application for a special use to establish a 3,052 square foot, outdoor,

rooftop patio on the second floor of an existing restaurant. Continued

until December 19, 2014 at 2:00 PM

304-14-S Zoning District: B3-2 Ward: 44

Applicant: 3506 Hospitality, LLC **Owner:** 3466-70 North Clark, LLC **Premises Affected:** 3466-70 North Clark Street

Subject: Application for a special use to establish a 5-space, off-site, required,

accessory parking lot to serve an existing restaurant located at 3506-14 North Clark Street. **Continued until December 19, 2014 at 2:00 PM**

305-14-S Zoning District: B3-2 Ward: 44

Applicant: 3506 Hospitality, LLC
Owner: Wrigleyville, LLC
Premises Affected: 3458 North Clark Street

Subject: Application for a special use to establish a 17-space, off-site, required,

accessory parking lot to serve an existing restaurant located at 3506-14 North Clark Street. **Continued until December 19, 2014 at 2:00 PM**

306-14-S Zoning District: B3-5 Ward: 27

Applicant: 1549 NNP, LLC

Owner: MRR 227 W North, LLC

Premises Affected: 1549 North North Park Avenue

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

floor of a proposed three-story, three-unit building with an attached, rear, three-car garage. **Approved 3-0; yeas –Flores, O'Grady and Toia**

307-14-Z Zoning District: B3-5 Ward: 27

Applicant: 1549 NNP, LLC

Owner: MRR 227 W North, LLC
Premises Affected: 1549 North North Park Avenue

Subject: Application for a variation to reduce the rear yard setback from 30' to 9'

and to reduce the south side yard setback from 2' to 0' for a proposed three-story, three-unit building with an attached, rear, three-car garage.

Approved 3-0; yeas - Flores, O'Grady and Toia

308-14-Z Zoning District: RM-5 Ward: 44

Applicant: 441 Briar Owner, LLC **Owner:** same as applicant **Premises Affected:** 441 West Briar Place

Subject: Application for a variation to reduce the setback from the front building

line from 20' to 11.83' for a proposed access stairwell serving a proposed open roof deck on an existing four-story, four-unit building with four partially below-grade, rear parking spaces accessed from West Briar Place.

Approved 4-0; yeas – Swain, Flores, O'Grady and Toia

309-14-S Zoning District: B3-3 Ward: 44

Applicant: Stellar Wine Company, LLC

Owner: Chicago Title Land Trust, No.: ATUT 25-5240

Premises Affected: 820 West Belmont Avenue

Subject: Application for a special use to establish a wine shop for the sale of liquor

as a packaged good. Approved 4-0; yeas - Swain, Flores, O'Grady

and Toia

The Chairman moved to recess for lunch at 1038 AM. Second by Toia. Motion carried.

2:00 P.M.

The Chairman reconvened the meeting at 2:11 PM and then undertook a roll call to establish the presence of a quorum. The afternoon hearing commenced with four members present.

310-14-S Zoning District: B3-2 Ward: 44

Applicant: JJB Ventures, Inc./DBA Salons by JC

Owner: Broadway@Surf, LLC
Premises Affected: 2860 North Broadway

Subject: Application for a special use to establish a massage salon. **Approved 4-0**;

yeas - Swain, Flores, O'Grady and Toia

311-14-S Zoning District: B3-2 Ward: 44

Applicant: JJB Ventures, Inc./DBA Salons by JC

Owner: Broadway@Surf, LLC
Premises Affected: 2860 North Broadway

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

4-0; yeas - Swain, Flores, O'Grady and Toia

312-14-S Zoning District: PMD 8 Ward: 11

Applicant: First Transit, Inc.

Owner: ABGT Root Building, LLC

Premises Affected: 4101-11 South Union Avenue/629-59 West 41st Street

Subject: Application for a special use to establish a 175 space, non-required,

accessory parking lot to serve a major utility transit dispatch, maintenance, service and storage facility for the Regional Transportation Authority's Pace para-transit service located at 615 West 41st Street. **Approved 4-0**;

yeas - Swain, Flores, O'Grady and Toia

313-14-S Zoning District: C1-2 Ward: 37

Applicant: By the Hand Club for Kids and Chicago Education Partnership

Owner: By the Hand Club for Kids **Premises Affected:** 416 North Laramie Avenue

Subject: Application for a special use to establish an elementary school

(kindergarten through 5th grade only). Approved 4-0; yeas - Swain,

Flores, O'Grady and Toia

314-14-S Zoning District: C1-2 Ward: 37

Applicant: By the Hand Club for Kids and Chicago Education Partnership

Owner: By the Hand Club for Kids
Premises Affected: 400-02 North Laramie Avenue

Subject: Application for a special use to establish a 22-space, off-site, accessory

parking lot to serve the proposed elementary school to be located at 416 North Laramie Avenue. **Approved 4-0; yeas – Swain, Flores, O'Grady**

and Toia

315-14-Z Zoning District: M1-1 Ward: 23
Applicant: Amigo Meat and Poultry, LLC/DBA Amigo Foods

Owner: same as applicant

Premises Affected: 5113-43 South Millard Avenue

Subject: Application for a variation to reduce the front yard setback from 20' to 8'

for a proposed, two-story, approximately 41,000 square foot, manufacturing facility. **Approved 4-0; yeas – Swain, Flores, O'Grady**

and Toia

316-14-S Zoning District: B1-1 & B3-1 Ward: 18

Applicant: Bethel Apostolic Church

Owner: same as applicant
Premises Affected: 2122 West 79th Street

Subject: Application for a special use to establish a 240-seat religious assembly

facility. Approved 4-0; yeas - Swain, Flores, O'Grady and Toia

317-14-S Zoning District: B1-1 Ward: 47

Applicant: Donna Mohamed and Katherine Nguyen/DBA Revamp Nails

Owner: Lincoln Square Partners
Premises Affected: 4717 North Lincoln Avenue

Subject: Application for a special use to establish a nail salon. **Approved 4-0; yeas**

- Swain, Flores, O'Grady and Toia

318-14-Z Zoning District: B1-2 Ward: 47

Applicant: 1932 W. Irving Park, LLC

Owner: Michael Chwistek

Premises Affected: 1932 West Irving Park Road

Subject: Application for a variation to reduce the 3,000 square foot minimum lot

area by no more than 10% (to 2,954.8 square feet) for a proposed four-story, three-unit building with ground floor commercial space, two below-grade parking spaces and two, rear, surface parking spaces.

Approved 4-0; yeas – Swain, Flores, O'Grady and Toia

319-14-S Zoning District: **B3-1** Ward: 45

Applicant: 4245 Milwaukee Corp. **Owner:** same as applicant

Premises Affected: 4245 North Milwaukee Avenue

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

existing restaurant. Continued until October 17, 2014 at 2:00 PM.

320-14-Z Zoning District: RT-3.5 Ward: 44 Applicant: The Greenview Trust, dated August 29, 2013

Owner: same as applicant

Premises Affected: 3720 North Greenview Avenue

Subject: Application for a variation to reduce the north side yard setback from 5' to

3.95' and reduce the rear yard setback from 34.61' to 19.32' for a proposed, rear, one-story addition to an existing three-story single family residence and to expand an existing detached, three-car garage to allow

parking for a fourth car and the establishment of an adjoining tool shed and

to connect the garage to the residence.

321-14-A Zoning District: RM-5 Ward: 43

Applicant: Jay Armstrong

Owner: Public Building Commission of Chicago

Premises Affected: 615 West Kemper Place

Subject: Application to appeal the decision of the Zoning Administrator allowing for

the rear yard setback to be reduced from 37.88' to 3.17' for a proposed four-story addition to an existing elementary school. **Denied 4-0; nays** –

Swain, Flores, O'Grady and Toia

CONTINUANCES

375-12-Z Zoning District: RS-3 Ward: 40

Applicant: Landtrust of Carol J. Hunniford

Owner: same as applicant

Premises Affected: 2938 West Bryn Mawr Avenue

Subject: Application for a variation to reduce the required east side yard setback

from 4' to 0' (west side yard setback at 3.77') and reduce the total combined yard setback from 7' to 3.77' for a 7' x 100.27' linear feet solid

wood fence. Continued until October 17, 2014 at 2:00 PM

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

Applicant: Heartland Illinois Food Corporation/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. Approved 3-0; yeas – Swain, Flores,

and O'Grady

210-14-Z Zoning District: RS-3 Ward: 31

Applicant: Andres Velazquez **Owner:** same as applicant

Premises Affected: 2438 North Central Park Avenue

Subject: Application for a variation to exceed the existing floor area of 3,288.6

square feet by not more than 15% to 3,449.6 square feet for a proposed third-story addition to an existing two-story, two-unit building.

Continued until October 16, 2014 at 2:00 PM

211-14-Z Zoning District: C1-2 Ward: 1

Applicant: East Room, Inc. **Owner:** Liberty Center, LLC

Premises Affected: 2354 North Milwaukee Avenue

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

for an existing tavern located within 125' of an RS-3 Residential Single-Unit (Detached House) District. **Approved 4-0; yeas – Swain,**

Flores, O'Grady and Toia

213-14-Z Zoning District: RS-3 Ward: 41

Applicant: Matthew Kron Same as applicant

Premises Affected: 7640 West Summerdale Avenue

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

13.3'; to reduce the east side yard setback from 4' to 3.5'; and, to reduce the combined side yard setback from 12' to 8.82' for a proposed open front porch and a rear, two-story addition to an existing two-story single-family residence with a detached two-car garage. **Approved 4-0**;

yeas - Swain, Flores, O'Grady and Toia

219-14-Z Zoning District: **B3-5** Ward: 27

Applicant: 1435 Wells, LLC

Owner: same as applicant

Premises Affected: 1435 North Wells Street

Subject: Application for a variation to reduce the rear yard setback from 30' to 0'

and to exceed the allowed height of 50' by not more than 10% to 55' for a proposed five-story, four-unit building with ground floor commercial space and an attached two-car garage. **Continued until October 17, 2014 at**

2:00 PM.

223-14-Z Zoning District: RM-5 Ward: 2

Applicant: Jihyun Kim Living Trust

Owner: same as applicant

Premises Affected: 1538 North Dearborn Parkway

Subject: Application for a variation to reduce the rear yard setback from 41.72' to

23.23' for a proposed rear, one-story walkway connecting a rear, open deck to an existing three-story single family residence with a rear, second floor deck and to an existing garage with a rooftop deck. **Continued**

until November 21, 2014 at 2:00 PM.

239-14-S Zoning District: M1-1 Ward: 26

Applicant: 2nd Gen Properties – Pulaski, LLC

Owner: same as applicant

Premises Affected: 2035 North Pulaski Road

Subject: Application for a special use to establish a restaurant with one

drive-through lane. Approved 3-0; yeas – Swain, Flores, and O'Grady

Zoning District: B3-2 Ward: 44 **Applicant:** JJWK, Inc./DBA Colon Clinic and Wellness Center

Owner: Ken Balwin

Premises Affected: 1430 West Belmont Avenue

Subject: Application for a special use to establish a massage salon. **Approved 4-0**;

yeas - Swain, Flores, O'Grady and Toia

280-14-Z Zoning District: RT-4 Ward: 43

Applicant: Schuyler Levin **Owner:** same as applicant

Premises Affected: 2141 North Fremont Street

Subject: Application for a variation to reduce the rear yard setback from 35' to 0.5';

to reduce the north side yard setback from 3' to 0'; to reduce the combined side yard setback from 7.5' to 3'; and, to reduce the enclose parking space setback from the rear property line from 2' to 0.5' for a proposed three-story, single-family residence with an attached, rear, three-car garage with a rooftop sports court. **Approved 4-0; yeas – Swain, Flores,**

O'Grady and Toia

DEFERRED ITEM

258-14-Z Zoning District: RS-3 Ward: 47

Applicant: Gianna Franzia and Michael Gambatese

Owner: same as applicant

Premises Affected: 3641 North Marshfield Avenue

Subject: Application for a variation to reduce the rear yard setback from 34.84' to

27.6' in order to establish a 4.1' x 9' rear connector between the existing single-family residence and rear, detached garage. **Approved 3-2; yeas**

-Flores, O'Grady and Toia; navs - Swain and Budzinski.

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by Chairman Swain. Second by Toia. Motion carried. Meeting went into closed session at 8:40 PM.

Motion to return to open session for voting made by Chairman Swain. Second by Toia. Motion carried. Meeting returned to open session at 9:00 PM.

Motion to adjourn made by Chairman Swain. Second by Toia. Motion carried. Meeting adjourned at 9:10 PM.