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

MINUTES

PRESENT FOR ALL OR SOME PORTIONS

ABSENT

Jonathan Swain, Chairman Catherine Budzinski Sheila O'Grady Sam Toia Sol Flores

<u>9:00 A.M.</u>

Chairman Swain called the meeting to order at 9:15 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with three members present.

Motion to approve minutes from September 19, 2014 regular meeting made by Chairman Swain. Second by Toia. Motion carried 3-0. Motion to approve October 17, 2014 agenda made by Chairman Swain. Second by Budzinski. Motion carried 3-0.

357-14-Z	Zoning District: RS-3 Ward: 47	
Applicant:	Matthew Schwingel and Heather Kitchens	
Owner:	same as applicant	
Premises Affected:	2124 West Pensacola Avenue	
Subject:	Application for a variation to reduce the rear yard setback from 35.03' to	
	20.2' for a proposed rear, one-story addition connecting an existing,	
	two-story single-family residence with a rear, detached, three-car garage	
	with a roof deck. Continued until November 21, 2014 at 2:00 PM.	
358-14-S	Zoning District: RS-3 Ward: 34	
	Luning District, NS-5 Waru, 54	
Applicant:	The Corporation of the Presiding Bishop of the Church of Jesus Christ of	
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	The Corporation of the Presiding Bishop of the Church of Jesus Christ of	
Applicant:	The Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints	
Applicant: Owner:	The Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints same as applicant	
Applicant: Owner: Premises Affected:	The Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints same as applicant 11144-46 South Ashland Avenue/1624-38 West Pryor Avenue	
Applicant: Owner: Premises Affected:	The Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints same as applicant 11144-46 South Ashland Avenue/1624-38 West Pryor Avenue Application for a special use to establish a 13-space, off-site, required,	

359-14-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: RS-3Ward: 34The Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints same as applicant11144-46 South Ashland Avenue/1624-38 West Pryor Avenue Application for a variation to reduce the front yard setback from 20' to 7' for a proposed, 13-space, off-site, required, accessory parking lot to serve an existing 150-seat church located at 11107 South Vincennes Avenue. Approved 3-0; yeas – Swain, Budzinski, and Toia.	
360-14-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: B2-3Ward: 44Ashland & Waveland, LLCsame as applicant3701 North Ashland AvenueApplication for a variation to reduce the rear yard setback from 30' to19.81' for a proposed, four-story, six-unit building with ground floor retailspace and six indoor parking spaces.Approved 4-0; yeas – Swain,Budzinski, O'Grady, and Toia.	
361-14-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: B2-3Ward: 1IL Properties, LLCsame as applicant1924 North California AvenueApplication for a variation to reduce the rear yard setback from 30' to 25'for a proposed three-story, three unit building with three, rear, surfacingparking spaces.Approved 4-0; yeas – Swain, Budzinski, O'Grady,and Toia.	
362-14-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B3-2Ward: 29Diane Dickens/DBA Only By Faith Inspirational Health Spasame as applicant5700-02 West Chicago AvenueApplication for a special use to expand an existing massage salon.Approved 4-0; yeas – Swain, Budzinski, O'Grady, and Toia.	
363-14-S Applicant: Owner: Premises Affected: Subject:	Zoning District: RM-5Ward: 7City of Chicago, Department of Water Management same as applicant3300 East Cheltenham Drive3300 East Cheltenham DriveApplication for a special use to establish a major utility, in the form of a proposed, one-story, accessory generator and controller's building, to be constructed adjacent to the existing South Water Purification Plant. Approved 3-0; yeas – Swain, Budzinski, and Toia.	

364-14-S Applicant: Owner: Premises Affected: Subject:		Ward: 19 blish a one and two-story recreational and gymnastics center with 64 surface as – Swain, Budzinski, and Toia.
365-14-Z Applicant: Owner: Premises Affected: Subject:	to reduce the south side yard setback side yard setback from 43.4' to 4.5' 43.4' to 0'; and, to eliminate the o space for a proposed one and two-st	Ward: 19 e the front yard setback from 10' to 7'; a from 43.4' to 30'; to reduce the north ; to reduce the rear yard setback from ne 10' x 25' x 14' off-street loading ory recreational building consisting of ter with 64 surface parking spaces. inski, and Toia.
366-14-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B1-1 New Trendsetters, LLC Rebecca Vega 6152 South Pulaski Road Application for a special use to esta yeas – Swain, O'Grady, and Toia.	Ward: 23 ablish a barber shop. Approved 3-0;
367-14-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B1-1 New Trendsetters, LLC Felix Magana 5652 South Kedzie Avenue Application for a special use to esta yeas – Swain, O'Grady, and Toia.	Ward: 14 ablish a barber shop. Approved 3-0;
368-14-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B3-2 Anjenette Smith/ DBA ESO Theater Mac Alexander 5401-03 West Madison Street Application for a special use to estab until December 19, 2014 at 2:00 PM	blish a community center. Continued
369-14-Z Applicant:	Zoning District: B3-2 Anjenette Smith/DBA ESO Theater	Ward: 29

Owner: Premises Affected: Subject:	Mac Alexander 5401-03 West Madison Street Application for a variation to establish a public place of amusement license for a community center located within 125' of an RS-3 Residential Single-Unit (Detached House) District. Continued until December 19 , 2014 at 2:00 PM.	
370-14-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B3-2 Pathways in Education – Illinois Tom Livaditis 4816 North Western Avenue Application for a special use to esta December 19, 2014 at 2:00 PM.	Ward: 40
371-14-S Applicant: Owner: Premises Affected: Subject:	Zoning District: C1-1 Pathways in Education – Illinois Mota Group, LLC 3100 West Belmont Avenue Application for a special use to esta December 19, 2014 at 2:00 PM.	Ward: 33 ablish a high school. Continued until
372-14-S Applicant: Owner: Premises Affected: Subject:		Ward: 33 tablish an off-site, required, accessory gh school to be located at 3100 West I December 19, 2014 at 2:00 PM.
373-14-Z Applicant: Owner: Premises Affected: Subject:	0'; to reduce the west side yard set total combined side yard setback fi rear yard setback from 34.76' to 26. with a rear and side patio for an ex-	Ward: 50 e the east side yard setback from 2.4' to back from 2.4' to 0.58'; to reduce the rom 6.02' to 0.58'; and, to reduce the .66' for a proposed rear, enclosed deck xisting, single-family residence with a proved 4-0; yeas – Swain, Budzinski,
374-14-Z Applicant: Owner: Premises Affected:	Zoning District: RM-5.5 JS Huron, LLC same as applicant 1345 West Huron Street	Ward: 1

Subject:	Application for a variation to reduce the front yard setback along West Ancona Street from 13.2' to 0'; to reduce the front setback for parking accessed directly from West Ancona Street from 20' to 0'; to reduce the east side yard setback from 2' to 0'; to reduce the west side yard setback from 2' to 0'; and, to reduce the total combined side yard setback from 4.8' to 0' for a proposed three-story, three-unit building with three, rear, surface parking spaces accessed directly from West Ancona Street on a through lot. Approved 4-0; yeas – Swain, Budzinski, O'Grady, and Toia.
375-14-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: RM-4.5 Ward: 30 Crazy Kids, LLC same as applicant 2959 North Hamlin Avenue Application for a variation to reduce the front yard setback from 13.4' to 0'; to reduce the front setback for parking accessed directly from North Hamlin Avenue from 20' to 0'; to reduce the south side yard setback from 3.75' to 0'; and, to reduce the on-site parking requirement of six spaces by not more than one space for the proposed conversion of ground floor commercial space into a residential unit in an existing three-story, five-unit building. Continued until November 21, 2014 at 2:00 PM.
376-14-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: RS-2Ward: 41The Catholic Bishop of Chicago same as applicant7211 West Talcott AvenueApplication for a variation to reduce the rear yard setback from 50' to7.58' for a proposed, one-story, parish rectory to be constructed adjacent to an existing religious assembly facility.Approved 4-0; yeas – Swain, Budzinski, O'Grady, and Toia.
377-14-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: RM-5Ward: 44840 South Dorchester, LLCsame as applicant4840 South Dorchester AvenueApplication for a variation to reduce the rear yard setback from 50' to 15';to reduce the north side yard setback from 5' to 0'; to reduce the combinedside yard setback from 24.2' to 8.67'; and, to reduce the rear yard openspace from 2,759 square feet to 850.39 square feet for the proposedconversion of an existing, three-story, religious assembly facility into a13-unit building with 16 below-grade parking spaces, a rear, two-storyaddition and 1.5' above-grade patio.Approved 4-0; yeas – Swain,Budzinski, O'Grady, and Toia.

378-14-S Applicant: Owner: Premises Affected: Subject:	Zoning District: C1-2 Professional Pharmacy Management The Golin Family Trust 1368 North Milwaukee Avenue Application for a special use to est Approved 4-0; yeas – Swain, Buda	tablish a medical cannabis dispensary.
379-14-S Applicant: Owner: Premises Affected: Subject:	Zoning District: C1-2 GTI-WLM, LLC Chicago Title Land Trust Company, 947-55 West Lake Street Application for a special use to est Approved 4-0; yeas – Swain, Budz	tablish a medical cannabis dispensary.
380-14-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B3-2 Maribis of Chicago, LLC Chicago Title Land Trust Company, 4568-70 South Archer Avenue Application for a special use to est Continued until November 21, 20	tablish a medical cannabis dispensary.
381-14-S Applicant: Owner: Premises Affected: Subject:	Zoning District: C1-1 Kind Care, LLC Nodarse Family, LLC 3541-45 North Elston Avenue Application for a special use to est Approved 3-0; yeas – Swain, Budz	Ward: 33 tablish a medical cannabis dispensary. zinski, and Toia.
382-14-S Applicant: Owner: Premises Affected: Subject:	Zoning District: DX-12 East-West University same as applicant 801-13 South Wabash Avenue/57-6 Application for a special use to parking garage. Approved 3-0; ye	establish a 174-space, non-accessory,
383-14-Z Applicant: Owner: Premises Affected: Subject:	to reduce the front yard setback fro yard setback from 5.86' to 0'; and, from 5.86' to 3.5' for a proposed	

an existing curb-cut. Approved 3-0; yeas – Swain, Budzinski, and Toia.

The Chairman moved to recess for lunch at 2:25 PM. Second by Toia. Motion carried 3-0. The Chairman announced the Board would reconvene at 2:45 PM for the afternoon session.

<u>2:00 P.M.</u>

The Chairman reconvened the meeting at 2:59 PM and then undertook a roll call to establish the presence of a quorum. The afternoon hearing commenced with three members present.

384-14-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B3-1Ward: 11Community of the Future/DBA Maria Package Goods and Community Bar Maria Marszewski954-60 West 31st StreetApplication for a special use to expand an existing tavern through the construction of an adjacent one-story building with an at-grade, rear, outdoor patio.Approved 3-0; yeas – Swain, Budzinski, and Toia.
385-14-S Applicant: Owner: Premises Affected: Subject:	Zoning District: RT-4Ward: 484900 Kenmore, LLCsame as applicant4900 North Kenmore AvenueApplication for a special use to establish a 24-space, non-required,accessory parking lot to serve an existing skilled nursing facility located at4920 North Kenmore Avenue.Continued until November 21, 2014 at9:00 AM.
386-14-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: RS-3Ward: 35Bruce Jangsame as applicant2917 North Wisner AvenueApplication for a variation to exceed the floor area of 2,951 square feet, inexistence 50 years prior to this filing, by no more than 15% to 3,017square feet for a proposed dormer addition to an existing two-story,two-unit building with a rear, detached, two-car garage.Continued untilDecember 19, 2014 at 2:00 PM.
387-14-S Applicant: Owner: Premises Affected:	Zoning District: DS-5Ward: 25Canal TC, LLCsame as applicant1101 South Clinton Street

Subject:	Application for a special use to establish a non-accessory parking garage for 249 spaces located on the first, second and a portion of the third floors of an existing 678-space parking garage at this location. Approved 3-0; yeas – Swain, Budzinski, and Toia.	
388-14-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: B2-3 Ward: 27 Dominus Holdings, LLC same as applicant 838 West Erie Street Application for a variation to reduce the front setback from 7.47' to 4'; to reduce the west side setback from 3.4' to 0'; and, to increase the allowed height of 50' by no more than 10% to 51.38' for a proposed four-story, eight-unit building with nine parking spaces. Approved 4-0; yeas – Swain, Budzinski, O'Grady and Toia.	
389-14-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: B2-3 Ward: 27 Dominus Holdings, LLC same as applicant 650 North Green Street Application for a variation to reduce the rear setback from 30' to 19.33'; to reduce the north side setback from 16.38' to 0'; and, to increase the allowed height of 50' by no more than 10% to 51.25' for a proposed four-story, four-unit building with five parking spaces. Approved 4-0; yeas – Swain, Budzinski, O'Grady and Toia.	
390-14-S Applicant: Owner: Premises Affected: Subject:	Zoning District: C3-2Ward: 27MF Partners JV, LLCsame as applicant948-54 West Fulton Market StreetApplication for a special use to establish a rooftop patio to serve only theretail and office tenants of an existing mixed-use, retail, restaurant andoffice development.Approved 4-0; yeas – Swain, Budzinski, O'Gradyand Toia.	
391-14-S Applicant: Owner: Premises Affected: Subject:	Zoning District: C1-2Ward: 27MF Partners JV, LLCLake Parking, LLC938 West Lake StreetApplication for a special use to establish 15 required, accessory parkingspaces within an existing 33-space parking lot to serve an existingmixed-use, retail, restaurant and office development located at 948-54West Fulton Market Street.Approved 4-0; yeas – Swain, Budzinski,O'Grady and Toia.	
392-14-Z	Zoning District: C3-2 Ward: 27	

Applicant:	MF Partners JV, LLC
Owner:	same as applicant
Premises Affected:	948-54 West Fulton Market Street
Subject:	Application for a variation to reduce the 15 accessory parking space
	requirement by no more than one parking space to 14 required, accessory
	parking spaces within an existing 33-space parking lot at 938 West Lake
	Street. Approved 4-0; yeas – Swain, Budzinski, O'Grady and Toia.

393-14-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 reduc	the required rear yard setback from
	35' to 0' for a 7'-tall solid wood fe	nce. Continued until December 19,
	2014 at 2:00 PM.	

CONTINUANCES

375-12-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: RS-3Ward: 40Landtrust of Carol J. Hunnifordsame as applicant2938 West Bryn Mawr AvenueApplication for a variation to reduce the required east side yard setbackfrom 4' to 0' (west side yard setback at 3.77') and reduce the totalcombined yard setback from 7' to 3.77' for a 7' x 100.27' linear feet solidwood fence.Continued until December 19, 2014 at 2:00 PM.
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. Approved 4-0; yeas – Swain, Budzinski, 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. Withdrawn.

315-14-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: M1-1Ward: 23Amigo Meat and Poultry, LLC/DBA Amigo Foodssame as applicant5113-43 South Millard AvenueApplication 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, Budzinski,O'Grady and Toia.
319-14-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B3-1Ward: 454245 Milwaukee Corp.same as applicant4245 North Milwaukee AvenueApplication for a special use to establish a drive-through window for anexisting restaurant.Approved 3-0; yeas – Swain, Budzinski, andO'Grady.
324-14-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B3-1Ward: 21Letitia JohnsonAlden Taylor8602 South Racine AvenueApplication for a special use to establish a beauty salon.Approved 4-0;yeas – Swain, Budzinski, O'Grady and Toia.
331-14-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B1-1Ward: 39Chicagoland Montessori Academy same as applicant5624-34 North Pulaski RoadApplication for a special use to establish an elementary school.Continued until December 19, 2014 at 2:00 PM.
353-14-S Applicant: Owner: Premises Affected: Subject:	Zoning District: C1-2Ward: 2954 N. Noble, LLCAbdul Halani954 North Noble StreetApplication for a special use to establish a residential use below the second floor of a proposed three-story, six-unit building with a rear, detached, six-car garage.Approved 4-0; yeas – Swain, Budzinski, O'Grady and Toia.
354-14-Z Applicant: Owner: Premises Affected:	Zoning District: C1-2Ward: 2954 N. Noble, LLCAbdul Halani954 North Noble Street

Subject:	Application for a variation to reduce the required minimum lot area from 6,000 square feet to 5,940 square feet for a proposed three-story, six-unit		
	building with a rear, detached, six-car garage. Approved 4-0; yeas –		
	Swain, Budzinski, O'Grady and Toia.		

254-14-Z	Zoning District: RM-4.5	Ward: 32	
Applicant:	BCL 2344 Shakespeare, LLC		
Owner:	same as applicant		
Premises Affected:	2344 West Shakespeare Avenue		
Subject:	Application for a variation to reduce the west side yard setback from 2' to		
	0 and to reduce the combined side yard setback from 4.8' to 2' for a		
	proposed three-story, three-unit bui	lding with three rear, surface parking	
	spaces. Continued until January	16, 2014 at 2:00 PM.	

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 O'Grady. Motion carried 4-0. Meeting went into closed session at 5:17 PM.

Motion to return to open session made by Chairman. Second by Toia Motion carried 4-0. Meeting returned to open session at 5:55 PM.

Motion to approve written resolutions containing finds of fact consistent with the votes of the Board at its regular meetings of September 19, 2014 made by the Chairman. Second by Toia. Motion carried 4-0.

Motion to adjourn made by Chairman Swain. Second by Toia. Motion carried. Meeting adjourned at 6:05 PM.