

**CITY OF CHICAGO
ZONING BOARD OF APPEALS
FRIDAY – September 19, 2014
121 North LaSalle Street – Room 200**

MINUTES

PRESENT

**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 five members present.

Motion to approve minutes from August 14, 2014 regular meeting made by Chairman Swain. Second by Flores. Motion carried 5-0. Motion to approve minutes from August 26, 2014 special meeting made by Chairman Swain. Second by Flores. Motion carried 5-0. Motion to approve September 19, 2014 agenda made by Toia. Second by Flores. Motion carried 5-0.

**322-14-S Zoning District: B3-1 Ward: 16
Applicant: Thiare M. Niang
Owner: Abdulhalim A. Naser
Premises Affected: 2421 West 63rd Street
Subject: Application for a special use to establish a hair braiding salon. **Approved 4-0; yeas – Swain, Budzinski, Flores, and O’Grady****

**323-14-S Zoning District: B3-2 Ward: 49
Applicant: Berhanu Mekonne
Owner: BCH Devon, LLC
Premises Affected: 1408 West Devon Avenue
Subject: Application for a special use to establish a beauty salon. **Approved 4-0; yeas – Swain, Budzinski, Flores, and O’Grady****

324-14-S **Zoning District: B3-1** **Ward: 21**
Applicant: Letitia Johnson
Owner: Alden Taylor
Premises Affected: 8602 South Racine Avenue
Subject: Application for a special use to establish a beauty salon. **Continued until October 17, 2014 at 2:00 PM.**

325-14-S **Zoning District: B1-1** **Ward: 34**
Applicant: Creative Touch Beauty and Nail Salon
Owner: Marcus Maltbia
Premises Affected: 1315 West 111th Street
Subject: Application for a special use to establish a hair and nail salon. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

326-14-S **Zoning District: B3-5** **Ward: 17**
Applicant: Claudius Hardrick
Owner: 6700 Claremont, LLC
Premises Affected: 2347 West Marquette Road
Subject: Application for a special use to establish a beauty salon. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

327-14-S **Zoning District: B3-2** **Ward: 38**
Applicant: Mary Hernandez
Owner: George Bazianos
Premises Affected: 5701 West Irving Park Road
Subject: Application for a special use to establish a beauty salon. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

328-14-Z **Zoning District: RS-3** **Ward: 1**
Applicant: Phillip L. Coffey
Owner: same as applicant
Premises Affected: 2515 West Lyndale Street
Subject: Application for a variation to exceed the existing floor area of 3,155 square feet by not more than 15%, to 3,474 square feet, for the proposed conversion of existing attic space into the upper floor of a duplex unit in an existing two-story, two-unit building with an existing, rear, detached, two-car garage. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

329-14-Z **Zoning District: RS-3** **Ward: 47**
Applicant: Matt Mayfield
Owner: same as applicant
Premises Affected: 2060 West Belle Plaine Avenue
Subject: Application for a variation to reduce the rear setback from 35.04' to 26' for a proposed 10.17' open staircase accessing the rooftop deck of a proposed, rear, detached, two-car garage. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

330-14-Z **Zoning District: RS-2** **Ward: 41**
Applicant: Kenneth and Renee Dorsen
Owner: same as applicant
Premises Affected: 6911 North McAlpin Avenue
Subject: Application for a variation to reduce the required east side yard setback from 6' to 2.4'; to reduce the total combined yard setback from 18' to 10.4'; and, to reduce the rear yard setback from 35' to 21' for a proposed, two-story addition, including an attached, one-car garage, to an existing two-story, single-family residence. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

331-14-S **Zoning District: B1-1** **Ward: 39**
Applicant: Chicagoland Montessori Academy
Owner: same as applicant
Premises Affected: 5624-34 North Pulaski Road
Subject: Application for a special use to establish an elementary school. **Continued until October 17, 2014 at 2:00 PM.**

332-14-S **Zoning District: B3-5** **Ward: 27**
Applicant: Essa Dora Salon & Spa, LLC
Owner: Bean Properties, LLC
Premises Affected: 1405 North Wells Street
Subject: Application for a special use to establish a beauty salon. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

333-14-S **Zoning District: B3-2** **Ward: 8**
Applicant: Trinh T. Nguyen/DBA Ruby Nails
Owner: Nick Hoidas
Premises Affected: 7909 South Cottage Grove Avenue
Subject: Application for a special use to establish a nail salon.

334-14-S **Zoning District: B3-2** **Ward: 43**
Applicant: DreamDry, Inc.
Owner: KSA Grand Ventures, LLC
Premises Affected: 904 West Armitage Avenue
Subject: Application for a special use to establish a beauty salon. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

335-14-S **Zoning District: B1-2** **Ward: 47**
Applicant: Rev Billy’s Chop Shop, Inc.
Owner: Kevin Jeong
Premises Affected: 4314 North Lincoln Avenue
Subject: Application for a special use to establish a beauty salon. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

336-14-S **Zoning District: RM-6.5** **Ward: 5**
Applicant: Geodesic Networks, LLC
Owner: 1700 East 56th Street Condominium Association
Premises Affected: 1700 East 56th Street
Subject: Application for a special use to establish satellite dish antennas and related equipment on the rooftop of an existing building. **Approved 4-0; yeas – Budzinski, Flores, O’Grady, and Toia.**

337-14-Z **Zoning District: RS-2** **Ward: 19**
Applicant: Ryan O’Malley
Owner: same as applicant
Premises Affected: 2620 West 102nd Street
Subject: Application for a variation to reduce the front setback from 25’ to 21’ for a proposed, one-story, covered porch. **Approved 4-0; yeas – Swain, Budzinski, Flores, and O’Grady.**

338-14-S **Zoning District: B1-2** **Ward: 47**
Applicant: 3607 N. Damen, LLC
Owner: same as applicant
Premises Affected: 3607 North Damen Avenue
Subject: Application for a special use to establish a residential use below the second floor for a proposed four-story, three-unit building with three outdoor, at-grade parking spaces. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

339-14-S **Zoning District: C3-2** **Ward: 25**
Applicant: Magik St., LLC
Owner: Jos. Cacciatore & Co. Real Estate
Premises Affected: 2150 South Canalport Avenue
Subject: Application for a special use to establish an outdoor, rooftop patio on the 5th floor of an existing building. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

340-14-Z **Zoning District: RT-4** **Ward: 1**
Applicant: Kathryn M. Callery Trust
Owner: same as applicant
Premises Affected: 1842-48 West Thomas Avenue
Subject: Application for a variation to reduce the rear yard setback from 30.24’ to 2’; to reduce the east side yard setback from 5’ to 3.83’; to reduce the west side yard setback from 5’ to 3.33’; and, to reduce the combined side yard setback from 14.41’ to 7.16’ for a proposed, three-story, single-family residence with an attached, rear, two-car garage with a rooftop deck. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

341-14-Z **Zoning District: RS-2** **Ward: 19**
Applicant: Mary Macis
Owner: Knightly Construction Company
Premises Affected: 10532 South Homan Avenue
Subject: Application for a variation to reduce the combined side yard setback from 13.4’ to 10.16’ for a proposed, two-story, single-family residence with a rear, detached, two-car garage. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

342-14-S **Zoning District: B3-1** **Ward: 36**
Applicant: City Lights Church
Owner: Chicago Title Land Trust, No.: 8002353862
Premises Affected: 6425 West Grand Avenue/2316 North Narragansett Avenue
Subject: Application for a special use to establish a 224-seat religious assembly facility. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

343-14-Z **Zoning District: RM-4.5** **Ward: 43**
Applicant: Peerless Real Estate Investments, LLC
Owner: same as applicant
Premises Affected: 1847 North Halsted Street
Subject: Application for a variation to increase the front yard setback from 5' to 6.35'; to reduce the rear yard setback from 39.55' to 6'; and, to reduce the rear yard open space from 613 square feet to 0 square feet for a proposed, four-story, eight-unit building with eight interior parking spaces accessed directly from a new curb-cut along North Halsted Street, a pedestrian retail street. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

344-14-S **Zoning District: PMD-9** **Ward: 37**
Applicant: Reliable Asphalt Corporation
Owner: Reliable Materials Corporation
Premises Affected: 4613 West Grand Avenue
Subject: Application for a special use to establish a Class V recycling facility. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

345-14-Z **Zoning District: B3-2** **Ward: 44**
Applicant: STRS L3 ACQ1, LLC
Owner: same as applicant
Premises Affected: 3423-25 North Southport Avenue
Subject: Application for a variation to reduce the required, off-street parking by 100%, from 5 spaces to 0, for a non-residential use within 1,200' of a Chicago Transit Authority rail station (Southport – Brown Line) along a pedestrian retail street. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

346-14-Z **Zoning District: B3-2** **Ward: 44**
Applicant: STRS L3 ACQ1, LLC
Owner: same as applicant
Premises Affected: 3423-25 North Southport Avenue
Subject: Application for a variation to eliminate their one 10' x 25' x 14' off-street loading space for a proposed two-story, 12,240 square foot retail building. **Withdrawn.**

347-14-Z **Zoning District: RM-5** **Ward: 20**
Applicant: St Edmunds Redevelopment Corporation
Owner: City of Chicago
Premises Affected: 6151 South Michigan Avenue
Subject: Application for a variation to reduce the total combined side yard setback from 10' to 0' and to exceed the maximum height of 47' by no more than 10% to 51' for a proposed five-story, 34-unit, elderly housing facility with 12 on-site, surface parking spaces. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

348-14-Z **Zoning District: C1-3** **Ward: 1**
Applicant: Mark Wyshaytzky
Owner: same as applicant
Premises Affected: 2335 West Chicago Avenue
Subject: Application for a variation to reduce the rear yard setback from 30' to 9.5' for a proposed, four-story, six-unit building with ground floor commercial space and six interior parking spaces. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

CONTINUANCES

286-14-S **Zoning District: B3-1** **Ward: 45**
Applicant: 4th Octave, Inc.
Owner: 5610 Milwaukee, LLC
Premises Affected: 5636 North Milwaukee Avenue
Subject: Application for a special use to establish a liquor store for the retail sale of package goods. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

Toia moved to recess for lunch at 12:15 PM. Second by Flores. Motion carried 5-0. The Chairman announced the Board would reconvene at 2:00 PM for the afternoon session. 2:00 P.M.

The Chairman reconvened the meeting at 2:15 PM and then undertook a roll call to establish the presence of a quorum. The afternoon hearing commenced with five members present.

353-14-S **Zoning District: C1-2** **Ward: 2**
Applicant: 954 N. Noble, LLC
Owner: Abdul Halani
Premises Affected: 954 North Noble Street
Subject: Application 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. **Continued until October 17, 2014 at 2:00 PM.**

354-14-Z **Zoning District: C1-2** **Ward: 2**
Applicant: 954 N. Noble, LLC
Owner: Abdul Halani
Premises Affected: 954 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. **Continued until October 17, 2014 at 2:00 PM.**

355-14-S **Zoning District: DX-5** **Ward: 42**
Applicant: Erie Acquisitions, LLC
Owner: same as applicant
Premises Affected: 61 West Erie Street
Subject: Application for a special use to establish a residential use below the second floor for a proposed ten-story, eight-unit building with 16 indoor, at-grade parking spaces. **Continued until November 21, 2014 at 2:00 PM.**

356-14-Z **Zoning District: RT-4** **Ward: 32**
Applicant: 2328 N Leavitt, LLC
Owner: same as applicant
Premises Affected: 2328 North Leavitt Street
Subject: Application for a variation to reduce the rear yard setback from 28' to 17.92' and to reduce the north side yard setback from 2.4' to 0' for a proposed three-story, single-family residence; and, to allow for the rear yard open space to be located on the roof of a proposed, rear, detached, two-car garage. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

CONTINUANCES

279-14-S **Zoning District: M2-3** **Ward: 27**
Applicant: Skygroup Investments, Inc.
Owner: 1300 N. Halsted Street, LLC c/o First American Properties
Premises Affected: 1300-10 North Halsted Street
Subject: Application for a special use to establish an indoor sports and recreational skydiving facility with thirty (30) accessory, surface parking spaces. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

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. **Denied 0-5; nays – Swain, Budzinski, Flores, O’Grady, and Toia.**

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. **Approved 4-1; yeas – Budzinski, Flores, O’Grady, and Toia; nays – Swain.**

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. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

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. **Withdrawn.**

136-14-Z **Zoning District: RT-4** **Ward: 2**
Applicant: LeMoyné Acquisitions, LLC
Owner: same as applicant
Premises Affected: 2119 West Le Moyné 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.
Withdrawn.

202-14-S **Zoning District: M1-2** **Ward: 6**
Applicant: RS Fuels
Owner: same as applicant
Premises Affected: 7453 South State Street
Subject: Application for a special use to establish a gas station with a convenience store with one drive-through lane and a one-lane automatic car wash.
Continued until November 21, 2014 at 2:00 PM.

203-14-Z **Zoning District: M1-2** **Ward: 6**
Applicant: RS Fuels
Owner: same as applicant
Premises Affected: 7453 South State Street
Subject: Application for a variation to reduce the minimum lot area from 20,000 square feet to 15,738 square feet for a proposed gas station with a convenience store and a one-lane automatic car wash. **Continued until November 21, 2014 at 2:00 PM.**

231-14-S **Zoning District: DX-5** **Ward: 42**
Applicant: LG Construction + Development
Owner: MRR 678 Kingsbury, LLC
Premises Affected: 678 North Kingsbury Avenue
Subject: Application for a special use to establish a residential use below the second floor of an existing five-story building being converted to contain 39 residential units; a two-story addition will be added to the top of the existing building, a four-story and six-story addition will be connected to the south side and 73 parking spaces, 24 of which will be accessed via an automated lift system. **Approved 4-0; yeas – Swain, Flores, O’Grady, and Toia.**

232-14-Z **Zoning District: DX-5** **Ward: 42**
Applicant: LG Construction + Development
Owner: MRR 678 Kingsbury, LLC
Premises Affected: 678 North Kingsbury Avenue
Subject: Application for a variation to reduce the rear yard setback from 30' to 0' for the proposed renovation of an existing five-story building being converted to contain 39 residential units; a two-story addition will be added to the top of the existing building, a four-story and six-story addition will be connected to the south side and 73 parking spaces, 24 of which will be accessed via an automated lift system. **Approved 4-0; yeas – Swain, Flores, O’Grady, and Toia.**

235-14-A **Zoning District: B3-1** **Ward: 35**
Applicant: Outdoor Impact, Inc.
Owner: Andrew Gerber
Premises Affected: 3132 North Kedzie Avenue
Subject: Application to appeal the decision of the Zoning Administrator in refusing to allow the establishment of an off-premise advertising sign measuring 52' x 19'. **Continued until November 21, 2014 at 2:00 PM.**

242-14-S **Zoning District: M2-2** **Ward: 15**
Applicant: 4815 S. Western, LLC
Owner: same as applicant
Premises Affected: 2300 West 48th Place/4814-24 South Oakley Avenue
Subject: Application for a special use to establish a 28-space, non-accessory parking lot. **Approved 5-0; yeas – Swain, Budzinski, Flores, 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 building with three rear, surface parking spaces. **Continued until October 17, 2014 at 2:00 PM.**

263-14-S **Zoning District: RM-5** **Ward: 43**
Applicant: J&M Partners, LLC
Owner: Jamie Shaak and Mark Ragan
Premises Affected: 1944 North Sedgwick Street, Garden Unit
Subject: Application for a special use to establish a vacation rental unit. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

Motion to move into closed session pursuant to: (1) Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session; and (2) pursuant to Section 2(c)(21) of the Open Meetings Act for the Board's semi-annual review of its closed session minutes made by Toia. Second by Budzinski. Motion carried 5-0. Meeting went into closed session at 4:30 PM.

Motion to return to open session made by Toia. Second by O'Grady. Motion carried 5-0. Meeting returned to open session at 4:30 PM.

The Chairman announced that in closed session, the Board had reviewed the Board's closed session minutes and had determined that the need for confidentiality still existed for all closed minutes.

Motion to approve written resolutions containing finds of fact consistent with the votes of the Board at its regular meetings of July 18, 2014 and August 15, 2014 made by the Chairman. Second by Toia. Motion carried 5-0.

Motion to adjourn made by Chairman Swain. Second by Flores. Motion carried. Meeting adjourned at 4:40 PM.