MINUTES

PRESENT
Jonathan Swain, Chairman
Sol Flores
Sheila O’Grady
Sam Toia

ABSENT
Catherine Budzinski

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
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<td>Premises Affected</td>
<td>2844-46 West Cermak Road</td>
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<td>Subject</td>
<td>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. <strong>Withdrawn by Applicant</strong></td>
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| 297-14-Z   | B3-2           | 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   | B3-2           | 29   |
| Applicant  | Dusan Oppelt   |      |
| Owner      | Woody Slaymaker |    |
| Premises 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   | B3-1           | 12   |
| 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   | B3-3           | 19   |
| 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   | RS-2           | 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
Applicant: 1549 NN, 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
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
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
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  
**Owner:** 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**
251-14-S  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 enclosed 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; nays – 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.