

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS  
FRIDAY – August 15, 2014  
121 North LaSalle Street – Room 200**

**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-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 **Withdrawn by Applicant**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 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**                      **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



**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





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:** 2<sup>nd</sup> 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.**