

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

**MINUTES**

**PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS**

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

**9:00 A.M.**

**Chairman Swain called the meeting to order at 9:18 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with four members present (Swain, Budzinski, Flores, and Toia). O’Grady arrived at 9:35 AM.**

**Motion to approve minutes from November 21, 2014 regular meeting made by Chairman Swain. Second by Toia. Motion carried 4-0. Motion to approve December 19, 2014 agenda made by Chairman Swain. Second by Toia. Motion carried 3-0.**

**409-14-S                      Zoning District: B3-2                      Ward: 2  
Applicant:                      Crystal Gretzinger/DBA Sogna Di Vita, LLC  
Owner:                              Wesley Orłowski  
Premises Affected:              914 North Damen Avenue  
Subject:                              Application for a special use to establish a beauty salon. **Approved 4-0;  
yeas – Swain, Budzinski, Flores and Toia****

**410-14-S                      Zoning District: C2-2                      Ward: 17  
Applicant:                      Wendy’s Old Fashioned Hamburgers of New York, LLC  
Owner:                              71<sup>st</sup> & Western, LLC  
Premises Affected:              7015-43 South Western Avenue  
Subject:                              Application for a special use to establish a one-story restaurant with a  
dual-lane drive-through. **Continued until February 20, 2015 at 2:00  
PM.****

**411-14-S                      Zoning District: B3-1                      Ward: 14  
Applicant:                      Wendy’s Old Fashioned Hamburgers of New York, LLC  
Owner:                              5724 South Kedzie, LLC  
Premises Affected:              5701-17 South Kedzie Avenue  
Subject:                              Application for a special use to establish a one-story restaurant with a**

dual-lane drive-through. **Approved 4-0; yeas – Swain, Budzinski, Flores and O’Grady.**

**412-14-S**                      **Zoning District: B1-2**                      **Ward: 50**  
**Applicant:**                      ZAM’s Hope  
**Owner:**                              Khan & Associates  
**Premises Affected:**              6401 North Artesian Avenue/2422 West Devon Avenue  
**Subject:**                              Application for a special use to establish a community center. **Continued until February 20, 2015 at 2:00 PM.**

**413-14-S**                      **Zoning District: C2-2**                      **Ward: 21**  
**Applicant:**                      EdisonLearning, Inc.  
**Owner:**                              Novogroder/Ashland, LLC  
**Premises Affected:**              8908-16 South Ashland Avenue  
**Subject:**                              Application for a special use to establish a high school. **Approved 3-2; yeas – Swain, O’Grady and Toia; nays – Budzinski and Flores**

**414-14-S**                      **Zoning District: DX-12**                      **Ward: 42**  
**Applicant:**                      FT-Ontario Parking, LLC  
**Owner:**                              same as applicant  
**Premises Affected:**              10 East Ontario Street  
**Subject:**                              Application for a special use to establish a non-accessory parking garage for 204 spaces located on the lower five (5) levels of an existing nine (9) level, 492-space parking garage at this location. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady and Toia.**

**415-14-S**                      **Zoning District: B3-2**                      **Ward: 44**  
**Applicant:**                      LAZ Parking Chicago, LLC  
**Owner:**                              Michael Wu  
**Premises Affected:**              3114-16 North Broadway  
**Subject:**                              Application for a special use to establish a 25-space, non-accessory parking lot on a pedestrian retail street. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady and Toia.**

**416-14-S**                      **Zoning District: C1-2**                      **Ward: 20**  
**Applicant:**                      Liberty Temple Church of God in Christ  
**Owner:**                              same as applicant  
**Premises Affected:**              5222 South Halsted Street  
**Subject:**                              Application for a special use to establish a community center. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady and Toia.**

**417-14-Z**                      **Zoning District: RS-2**                      **Ward: 30**  
**Applicant:**                      Migert Baburi

**Owner:** same as applicant  
**Premises Affected:** 3718 North Springfield Avenue  
**Subject:** Application for a variation to reduce the rear setback from 28.84' to 2'; to reduce the north side setback from 5' to 4.33'; and, to increase the floor area ratio from 0.65 to 0.75 for a proposed, two-story, rear addition, including an attached garage, to an existing, two-story, single-family residence. **Continued until February 20, 2015 at 2:00 PM.**

**418-14-S**                      **Zoning District: M1-1**                      **Ward: 39**  
**Applicant:** Extra Space Management, Inc.  
**Owner:** American WPC Storage  
**Premises Affected:** 4995 North Elston Avenue  
**Subject:** Application for a special use to establish a 13-space non-accessory parking lot. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady and Toia.**

**419-14-Z**                      **Zoning District: RS-2**                      **Ward: 23**  
**Applicant:** Thomas Giudice  
**Owner:** same as applicant  
**Premises Affected:** 6650 West 63<sup>rd</sup> Place  
**Subject:** Application for a variation to reduce the front setback from 20' to 11.5' for an open front deck. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady and Toia.**

**420-14-Z**                      **Zoning District: RS-3**                      **Ward: 26**  
**Applicant:** Lizbette S.B. Covarrubias  
**Owner:** same as applicant  
**Premises Affected:** 1532 North Kedvale Avenue  
**Subject:** Application for a variation to reduce the 5,000 square foot minimum lot area by no more than 10% (to 4,527 square feet); to reduce the front setback from 20' to 5.06'; and, to reduce the north side setback from 2.88' to 0.85' for a proposed second floor addition to an existing two-story, two-unit building with a two-story, open, front porch. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady and Toia.**

**421-14-Z**                      **Zoning District: RM-5**                      **Ward: 44**  
**Applicant:** 835 Newport Series of the Longford Group, LLC  
**Owner:** Thomas Blim and Barry Brandell  
**Premises Affected:** 835 West Newport Avenue  
**Subject:** Application for a variation to reduce the west side setback from 2' to 0'; to reduce the combined side setback from 5' to 2.9'; to reduce the rear setback from 37.5' to 23'; and, to increase the 45' maximum building height by no more than 10% (to 49.5') for a proposed three-story rear, and fourth floor full, addition to an existing three-story, three-unit building and

the construction of a rear, detached, three-car garage with a roof deck. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady and Toia.**

**422-14-Z                                      Zoning District: RS-3                                      Ward: 11**  
**Applicant:** Nicholas Jakobi  
**Owner:** Nicholas Jakobi and Kevin Casey  
**Premises Affected:** 506 West 45<sup>th</sup> Street  
**Subject:** Application for a variation to reduce the front setback from 33.07’ to 13.5’; to reduce the west side setback from 2’ to 0.38’; and, to reduce the combined side setback from 5’ to 4.67’ for a proposed, three-story, single family residence with a rear, detached, two-car garage. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady and Toia.**

**423-14-Z                                      Zoning District: B3-3                                      Ward: 2**  
**Applicant:** 1510 Division, LLC  
**Owner:** same as applicant  
**Premises Affected:** 1510 West Division Street  
**Subject:** Application for a variation to reduce the rear setback from 30’ to 8.18’ for a proposed, four-story, 12-unit building with ground floor retail space and eight parking spaces. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady and Toia.**

**424-14-S                                      Zoning District: B1-1                                      Ward: 7**  
**Applicant:** Linh Van Nguyen  
**Owner:** Faiz Hassan  
**Premises Affected:** 9531 South Jeffrey Avenue  
**Subject:** Application for a special use to establish a nail salon. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady and Toia.**

**425-14-S                                      Zoning District: B3-1                                      Ward: 39**  
**Applicant:** Jennifer Nguyen  
**Owner:** George Michael  
**Premises Affected:** 5401-03 West Devon Avenue  
**Subject:** Application for a special use to expand an existing a nail salon. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady and Toia.**

**426-14-S                                      Zoning District: B3-3                                      Ward: 46**  
**Applicant:** Michael Stejskal/DBA Public Barber, LLC  
**Owner:** Wilson Tower, LLC  
**Premises Affected:** 1319 West Wilson Avenue  
**Subject:** Application for a special use to establish a barber shop. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady and Toia.**

**427-14-Z                                      Zoning District: RT-4                                      Ward: 24**



**Subject:** Application for a special use to establish a medical cannabis dispensary.  
**Withdrawn.**

**403-14-S**                      **Zoning District: C1-2**                      **Ward: 30**  
**Applicant:** Phoenix Farms of Illinois, LLC  
**Owner:** Yakov Plotkin  
**Premises Affected:** 3433 North Pulaski Road  
**Subject:** Application for a special use to establish a medical cannabis dispensary.  
**Continued for noticing error.**

**The Chairman moved to recess for lunch at 12:28 PM. Second by O’Grady. Motion carried 5-0.**

**2:00 P.M.**

**431-14-S**                      **Zoning District: B3-2**                      **Ward: 29**  
**Applicant:** Anjenette Smith/ DBA ESO Theater  
**Owner:** Mac Alexander  
**Premises Affected:** 5428 West Madison Street  
**Subject:** Application for a special use to establish a 14-space, off-site, required, accessory parking lot to serve a proposed community center to be located at 5401-03 West Madison Street. **Withdrawn.**

**432-14-S**                      **Zoning District: B3-2**                      **Ward: 1**  
**Applicant:** Organic Leaf Medical Dispensaries, LLC  
**Owner:** William Senne/DBA Autarchy Finance Co., LLC  
**Premises Affected:** 744 North Damen Avenue  
**Subject:** Application for a special use to establish a medical cannabis dispensary.  
**Approved 5-0; yeas – Swain, Budzinski, 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 January 16, 2015 at 9:00 AM.**

**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 March 20, 2015 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 March 20, 2015 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 March 20, 2015 at 2:00 PM.**

**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 March 20, 2015 at 2:00 PM.**

**368-14-S**                      **Zoning District: B3-2**                      **Ward: 29**  
**Applicant:** Anjenette Smith/ DBA ESO Theater  
**Owner:** Mac Alexander  
**Premises Affected:** 5401-03 West Madison Street  
**Subject:** Application for a special use to establish a community center. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady and Toia.**

**369-14-Z**                      **Zoning District: B3-2**                      **Ward: 29**  
**Applicant:** Anjenette Smith/DBA ESO Theater  
**Owner:** Mac Alexander  
**Premises Affected:** 5401-03 West Madison Street  
**Subject:** 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. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady and Toia.**

**370-14-S**                      **Zoning District: B3-2**                      **Ward: 40**

**Applicant:** Pathways in Education – Illinois  
**Owner:** Tom Livaditis  
**Premises Affected:** 4816 North Western Avenue  
**Subject:** Application for a special use to establish a high school. **Continued until March 20, 2015 at 2:00 PM.**

**371-14-S**                      **Zoning District: C1-1**                      **Ward: 33**  
**Applicant:** Pathways in Education – Illinois  
**Owner:** Mota Group, LLC  
**Premises Affected:** 3100 West Belmont Avenue  
**Subject:** Application for a special use to establish a high school. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady and Toia.**

**372-14-S**                      **Zoning District: RS-3**                      **Ward: 33**  
**Applicant:** Pathways in Education – Illinois  
**Owner:** Mota Group, LLC  
**Premises Affected:** 3214 North Albany Avenue  
**Subject:** Application for a special use to establish a six-space, off-site, required, accessory parking lot to serve a proposed high school to be located at 3100 West Belmont Avenue. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady and Toia.**

**386-14-Z**                      **Zoning District: RS-3**                      **Ward: 35**  
**Applicant:** Bruce Jang  
**Owner:** same as applicant  
**Premises Affected:** 2917 North Wisner Avenue  
**Subject:** Application for a variation to exceed the floor area of 2,951 square feet, in existence 50 years prior to this filing, by no more than 15% to 3,017 square feet for a proposed dormer addition to an existing two-story, two-unit building with a rear, detached, two-car garage. **Approved 5-0; yeas – Swain, Budzinski, Flores, 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 reduce the required rear yard setback from 35’ to 0’ for a 7’-tall solid wood fence. **Continued until January 16, 2015 at 9:00 AM.**

**396-14-S**                      **Zoning District: B3-2**                      **Ward: 45**  
**Applicant:** Euflora Health Center, LLC  
**Owner:** Chicago Title Land Trust Company, No. 24360  
**Premises Affected:** 4760 ½ North Milwaukee Avenue



**Subject:** Application for a special use to establish a medical cannabis dispensary.  
**Approved 4-0; yeas – Swain, Budzinski, Flores, and Toia.**

**399-14-S**                      **Zoning District: B3-2**                      **Ward: 44**  
**Applicant:** MedMar, Inc.  
**Owner:** Stanley Kwiatkowski  
**Premises Affected:** 2843 North Halsted Street  
**Subject:** Application for a special use to establish a medical cannabis dispensary.  
**Continued until February 20, 2015 at 2:00 PM.**

**404-14-S**                      **Zoning District: C2-2**                      **Ward: 40**  
**Applicant:** Good Earth Solutions, LLC  
**Owner:** 1954 Peterson, LLC  
**Premises Affected:** 1964 West Peterson Avenue  
**Subject:** Application for a special use to establish a medical cannabis dispensary.  
**Continued until March 20, 2015 at 2:00 PM.**

**408-14-S**                      **Zoning District: B3-1**                      **Ward: 29**  
**Applicant:** Midwestern Wellness Group of Illinois, Inc.  
**Owner:** Jeanne and Michael Spilotro  
**Premises Affected:** 3118 North Harlem Avenue  
**Subject:** Application for a special use to establish a medical cannabis dispensary.  
**Continued until March 20, 2015 at 2:00 PM**

**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 5:10 PM.**

**Motion to return to open session for voting made by Swain. Second by O’Grady. Motion carried 5-0. Meeting returned to open session at 5:35.**

**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 meeting of November 21, 2014 made by the Chairman. Second by Toia. Motion carried 5-0.**

**Motion to adjourn made by Swain. Second by Toia. Motion carried 5-0. Meeting adjourned at 5:40 PM.**