

**CITY OF CHICAGO
ZONING BOARD OF APPEALS
FRIDAY – July 18, 2014
121 North LaSalle Street – Room 200**

MINUTES

PRESENT

**Jonathan Swain
Catherine Budzinski
Sheila O’Grady
Sam Toia**

ABSENT

Sol Flores

9:00 A.M.

The Chairman 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.

249-14-S Zoning District: B1-1 Ward: 16
Applicant: Evelyn Villegas
Owner: Marisela/Guadalupe Flores
Premises Affected: 3054 West 63rd Street
Subject: Application for a special use to establish a barber shop.
Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia

250-14-S Zoning District: B3-1 Ward: 31
Applicant: Azbavar Tserendagva
Owner: Earnest Thompson
Premises Affected: 4454 West Diversey Avenue
Subject: Application for a special use to establish a nail salon.
Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia

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, Budzinski, O’Grady and Toia

252-14-S **Zoning District: B3-2** **Ward: 43**
Applicant: James Karas/DBA Chicago CryoSpa
Owner: James Maloney
Premises Affected: 2640 North Lincoln Avenue
Subject: Application for a special use to establish a massage salon.
Approved 4-0 with condition; yeas – Swain, Budzinski, O’Grady and Toia

253-14-S **Zoning District: B3-2** **Ward: 3**
Applicant: Jeremy Vallandigham
Owner: Lam Le
Premises Affected: 2523 West North Avenue
Subject: Application for a special use to establish a beauty salon and body piercing studio within an existing tattoo shop.
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 building with three rear, surface parking spaces.
Continued until September 19, 2014 at 2:00 PM

255-14-S **Zoning District: B3-2** **Ward: 50**
Applicant: Joan Dachs Bais Yaakov Elementary School YTT
Owner: same as applicant
Premises Affected: 6327-37 North California Avenue
Subject: Application for a special use to expand an existing elementary school.
Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia

256-14-Z **Zoning District: RS-2** **Ward: 19**
Applicant: Dallas and Kristen Schiesl
Owner: same as applicant
Premises Affected: 9943 South Talman Avenue
Subject: Application for a variation to reduce the front yard setback from 23.91’ to 20’; to reduce the north side yard setback from 5.75’ to 5.39’; to reduce the south side yard setback from 5.75’ to 5.2’; and, to reduce the combined side yard setback from 17.27’ to 10.59’ for a proposed second floor rear addition and a two-story rear and north side addition, which will include a one-car garage that will utilize the existing driveway and curb cut on South Talman Avenue, to an existing two-story single-family residence.
Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia

262-14-S **Zoning District: PMD 8** **Ward: 11**
Applicant: First Transit, Inc.
Owner: McKinley Park Properties, LLC
Premises Affected: 615 West 41st Street
Subject: Application for a special use to establish a major utility transit dispatch, maintenance, service and storage facility for the Regional Transportation Authority's Pace para-transit service.
Approved 4-0; yeas – Swain, Budzinski, O'Grady and Toia

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.
Continued until September 19, 2014 at 2:00 PM

264-14-S **Zoning District: B3-5** **Ward: 46**
Applicant: Lakeview Pantry
Owner: Chicago Title Land Trust, No.: 6217-PR
Premises Affected: 3945 North Sheridan Road
Subject: Application for a special use to establish a community center and food pantry.
Approved 4-0; yeas – Swain, Budzinski, O'Grady and Toia

265-14-Z **Zoning District: RS-2** **Ward: 45**
Applicant: Omayra Rios
Owner: same as applicant
Premises Affected: 5505 North Melvina Avenue
Subject: Application for a variation to reduce the front yard setback from 20.5' to 0' to permit the establishment of a 6' tall x 180' long, solid, wood fence surrounding an existing single-family residence.
Approved 4-0; yeas – Swain, Budzinski, O'Grady and Toia

266-14-S **Zoning District: RT-4** **Ward: 25**
Applicant: Human Resources Development Institute, Inc.
Owner: same as applicant
Premises Affected: 2207 West 18th Street
Subject: Application for a special use to expand an existing two-story, 16-bed, transitional residence, originally approved in 1997, through the addition of an elevator and common entry, lobby and corridor areas.
Approved 4-0; yeas – Swain, Budzinski, O'Grady and Toia

272-14-Z **Zoning District: RM-4.5** **Ward: 49**
Applicant: MRR (III) 7255 N Bell, LLC
Owner: same as applicant
Premises Affected: 7255 North Bell Avenue
Subject: Application for a variation to eliminate two (2) required, off-street, accessory parking spaces for the proposed conversion of an existing three-story, six-unit building with a basement into an eight-unit building with six (6) required, off-street, accessory parking spaces.
Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia

273-14-S **Zoning District: B1-2** **Ward: 40**
Applicant: Manor Square, LLC
Owner: same as applicant
Premises Affected: 2801-05 West Lawrence Avenue
Subject: Application for a special use to establish a residential use below the ground floor for the expansion of two existing ground floor residential units into the basement of a four-story, 24-unit building.
Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia

CONTINUANCES

175-14-Z **Zoning District: RS-3** **Ward: 32**
Applicant: Carolyn Demaret
Owner: same as applicant
Premises Affected: 3320 North Hoyne Avenue
Subject: Application for a variation to reduce the front yard setback from 15.4’ to 13.75’ and to reduce the rear yard setback from 34.7’ to 22.75’ for a proposed two-story single family residence with a below-grade rear connector to a two-car garage with a rooftop deck.
Approved 3-0; yeas – Swain, Budzinski, and O’Grady

212-14-S **Zoning District: B3-2** **Ward: 25**
Applicant: Manny Godinez
Owner: same as applicant
Premises Affected: 1702 South Paulina Street
Subject: Application for a special use to establish a residential use below the second floor of an existing two-story, two-unit building.
Approved 3-0; yeas – Swain, Budzinski, and O’Grady

214-14-S **Zoning District: B3-1** **Ward: 40**
Applicant: Andrea Giuffre/DBA Jack and Ginger’s Dog Care, Inc.
Owner: Arnold Park
Premises Affected: 5111 North Lincoln Avenue
Subject: Application for a special use to establish a canine daycare, grooming and overnight boarding facility.
Approved 3-0; yeas – Swain, Budzinski, and O’Grady

The Chairman moved to recess for lunch at 1:00 PM.

2:00 P.M.

The Chairman reconvened the meeting at 2:00 PM and then undertook a roll call to establish the presence of a quorum. The afternoon hearing commenced with four members present.

274-14-S **Zoning District: DX-16** **Ward: 42**
Applicant: Finer Jewelry, Inc.
Owner: Mellers Building, LLC
Premises Affected: 5 South Wabash Avenue, Suite 209
Subject: Application for a special use to establish a valuable objects dealer.
Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia

275-14-Z **Zoning District: RT-3.5** **Ward: 44**
Applicant: David Garelick and Marcelle Kott
Owner: same as applicant
Premises Affected: 3442 North Greenview Avenue
Subject: Application for a variation to reduce the rear yard setback from 34.65’ to 0’ for a proposed 21.42’ tall rooftop deck being established on an existing, detached, two-car garage serving an existing single-family residence.
Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia

276-14-Z **Zoning District: RS-3** **Ward: 49**
Applicant: Rowland Chang
Owner: same as applicant
Premises Affected: 1301 West Arthur Avenue
Subject: Application for a variation to reduce the front yard setback from 20’ to 14.71’; to reduce the east side yard setback from 2.68’ to 0’; to reduce the west side yard setback from 2.68’ to 0’; to reduce the combined side yard setback from 6.72’ to 0’; and, to exceed the existing floor area of 6,301 square feet by not more than 15% to 6,443 square feet for a proposed one-story front addition and a three-story side addition to an existing three-story, two-unit building.
Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia

277-14-S **Zoning District: B3-1** **Ward: 25**
Applicant: Catholic Bishop of Chicago, a Corporation Sole
Owner: same as applicant
Premises Affected: 2100 West 23rd Street
Subject: Application for a special use to establish a 15-space, non-required, accessory parking lot to serve St. Paul’s Church, located at 2127 West 22nd Place.
Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia

278-14-Z **Zoning District: RT-4** **Ward: 32**
Applicant: Paul McHugh
Owner: same as applicant
Premises Affected: 2310-12 West Palmer Street
Subject: Application for a variation to reduce the west side yard setback from 4.82' to 2.21' and to reduce the rear yard setback from 28' to 2' for proposed one and three-story rear additions and an attached two-car garage being added to an existing three-story, three-unit building being converted to a single-family residence.
Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia

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.
Continued until September 19, 2014 at 2:00 PM

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 enclose 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.
Continued until August 15, 2014 at 2:00 PM

281-14-S **Zoning District: RT-4** **Ward: 49**
Applicant: 1300 W. Devon Partners, LLC
Owner: same as applicant
Premises Affected: 6413-15 North Wayne Avenue
Subject: Application for a special use to establish a 13-space, non-required, accessory parking lot to serve a medical center located at 1300-04 West Devon Avenue.
Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia

282-14-Z **Zoning District: RT-4** **Ward: 49**
Applicant: 1300 W. Devon Partners, LLC
Owner: same as applicant
Premises Affected: 6413-15 North Wayne Avenue
Subject: Application for a variation to reduce the front yard setback from 7' to 5' and to provide a 5' solid wooden fence instead of wrought iron for a 13-space, non-required, accessory parking lot to serve a medical center located at 1300-04 West Devon Avenue.
Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia

283-14-S **Zoning District: RT-4** **Ward: 49**
Applicant: 1300 W. Devon Partners, LLC
Owner: same as applicant
Premises Affected: 6412-14 North Lakewood Avenue
Subject: Application for a special use to establish a 12-space, non-required, accessory parking lot to serve a medical center located at 1300-04 West Devon Avenue.
Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia

284-14-Z **Zoning District: RT-4** **Ward: 49**
Applicant: 1300 W. Devon Partners, LLC
Owner: same as applicant
Premises Affected: 6412-14 North Lakewood Avenue
Subject: Application for a variation to reduce the front yard setback from 15' to 14' and to provide a 5' solid wooden fence instead of wrought iron for a 12-space, non-required, accessory parking lot to serve a medical center located at 1300-04 West Devon Avenue.
Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia

285-14-Z **Zoning District: RM-4.5** **Ward: 2**
Applicant: Lakewood Development, Inc.
Owner: same as applicant
Premises Affected: 1633 North Burling Street
Subject: Application for a variation to reduce the rear yard setback from 33.6' to 0' and to reduce the north side yard setback from 2' to 0' for a proposed one-story, below-grade, rear connector between a proposed three-story single-family residence and a proposed two-car garage.
Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia

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.
Continued until September 19, 2014 at 9:00 AM

287-14-Z **Zoning District: RS-3** **Ward: 44**
Applicant: Stanley Orszula and Julie Griffiths
Owner: same as applicant
Premises Affected: 1037 West Oakdale Avenue
Subject: Application for a variation to reduce the east side yard setback from 2' to 0.75'; to reduce the combined side yard setback from 5' to 3.5'; and, to exceed the existing floor area of 4,234.9 square feet by not more than 15% to 4,827.6 square feet for a proposed three-story rear addition to an existing three-story, two-unit building.
Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia

288-14-Z **Zoning District: B2-3** **Ward: 2**
Applicant: Oxford 1, LLC
Owner: same as applicant
Premises Affected: 1421-25 West Fullerton Avenue
Subject: Application for a variation to reduce the rear yard setback from 30' to 0' for a proposed two-story addition to an existing two-story building being converted to contain eight units and eight below-grade parking spaces.
Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia

CONTINUANCES

109-14-S **Zoning District: B3-3** **Ward: 27**
Applicant: Franklin Super Foods & Liquor, Inc.
Owner: Salem Salem
Premises Affected: 501 North Kedzie Avenue
Subject: Application for a special use to establish a liquor store for the retail sale of package goods.
Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia

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.
Continued until September 19, 2014 at 2:00 PM

192-14-Z **Zoning District: DX-7** **Ward: 3**
Applicant: SP Michigan, LLC
Owner: same as applicant
Premises Affected: 1323 South Michigan Avenue
Subject: Application for a variation to reduce the 21-space off-street parking requirement by no more than 20%, to 17-spaces, and to eliminate one 10' x 25' x 14' loading berth for the proposed conversion of an existing seven-story building into a 30-unit building with ground floor commercial space.
Withdrawn by Applicant

193-14-Z **Zoning District: C1-2** **Ward: 3**
Applicant: Allan R. Mourillon, P.E.
Owner: same as applicant
Premises Affected: 326-30 West 47th Street
Subject: Application for a variation to reduce the east side yard setback from 5' to 0' for a proposed 8' high, iron fence.
Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia

195-14-Z **Zoning District: RT-4** **Ward: 27**
Applicant: 1007 N. Cleveland Development Corporation
Owner: 450 W. Oak, LLC
Premises Affected: 1013-15 North Cleveland Avenue
Subject: Application for a variation to reduce the west end wall setback from 12' to 6' and to reduce the separation between the end walls of two rows of townhomes from 10' to 9' for a proposed two-story, 13-unit townhouse development with 26 on-site parking spaces.
Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia

196-14-Z **Zoning District: RT-4** **Ward: 27**
Applicant: 1017 N. Cleveland Development Corporation
Owner: 450 W. Oak, LLC
Premises Affected: 1017-19 North Cleveland Avenue
Subject: Application for a variation to reduce the west end wall setback from 12' to 6' and to reduce the separation between the end walls of two rows of townhomes from 10' to 9' for a proposed two-story and three-story, 26-unit townhouse development with 52 on-site parking spaces.
Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia

197-14-Z **Zoning District: RM-5** **Ward: 27**
Applicant: 450 W. Oak Development Corporation
Owner: 450 W. Oak, LLC
Premises Affected: 434-44 West Oak Street
Subject: Application for a variation to reduce the front yard setback from 7.32' to 5.67'; to reduce the east side yard setback from 5' to 3'; to reduce the west side yard setback from 5' to 0' at the rear of the lot only to allow a surface parking space; to reduce the combined side yard setback from 24.89' to 9.58'; to reduce the rear yard setback from 18.3' to 9'; and, to reduce the rear yard open space from 398 square feet to 0 square feet for a proposed three-story, nine-unit building with 12 on-site parking spaces.
Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia

198-14-Z **Zoning District: RM-5** **Ward: 27**
Applicant: 450 W. Oak Development Corporation
Owner: 450 W. Oak, LLC
Premises Affected: 448-54 West Oak Street
Subject: Application for a variation to reduce the front yard setback from 7.32' to 5.67'; to reduce the east side yard setback from 13.4' to 0'; to reduce the rear yard setback from 18.3' to 9'; and, to reduce the rear yard open space from 428 square feet to 0 square feet for a proposed three-story, nine-unit building with 12 on-site parking spaces.
Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia

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.
Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia

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.
Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia

215-14-S **Zoning District: PMD-2A** **Ward: 27**
Applicant: Walsh Construction Company II, LLC
Owner: Elston Avenue Properties, LLC
Premises Affected: 949 North Elston Avenue
Subject: Application for a special use to establish a modified transfer station.
 Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia

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 Swain. Second by Toia. Motion carried.

Motion to return to open session for voting made by Swain. Second by Toia. Motion carried.

Motion to adjourn made by Swain. Second by Toia. Motion carried. Meeting adjourned.