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.  

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<tr>
<th>Case Number</th>
<th>Zoning District</th>
<th>Ward</th>
<th>Applicant</th>
<th>Owner</th>
<th>Premises Affected</th>
<th>Subject</th>
<th>Decision</th>
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</thead>
<tbody>
<tr>
<td>249-14-S</td>
<td>B1-1</td>
<td>16</td>
<td>Evelyn Villegas</td>
<td>Marisela/Guadalupe Flores</td>
<td>3054 West 63rd Street</td>
<td>Application for a special use to establish a barber shop.</td>
<td>Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia</td>
</tr>
<tr>
<td>250-14-S</td>
<td>B3-1</td>
<td>31</td>
<td>Azbavar Tserendagva</td>
<td>Earnest Thompson</td>
<td>4454 West Diversey Avenue</td>
<td>Application for a special use to establish a nail salon.</td>
<td>Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia</td>
</tr>
<tr>
<td>251-14-S</td>
<td>B3-2</td>
<td>44</td>
<td>JJWK, Inc./DBA Colon Clinic and Wellness Center</td>
<td>Ken Balwin</td>
<td>1430 West Belmont Avenue</td>
<td>Application for a special use to establish a massage salon.</td>
<td>Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia</td>
</tr>
</tbody>
</table>
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
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<tr>
<th>Zoning District</th>
<th>Ward</th>
<th>Applicant</th>
<th>Owner</th>
<th>Premises Affected</th>
<th>Subject</th>
<th>Approval Status</th>
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<tr>
<td>B3-2</td>
<td>47</td>
<td>Barbara Okimura, BOKI, LLC/DBA ROKI BOKI art salon</td>
<td>2343 W. Montrose, LLC</td>
<td>2343 West Montrose Avenue</td>
<td>Application for a special use to establish a beauty salon.</td>
<td>Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia</td>
</tr>
<tr>
<td>RS-3</td>
<td>47</td>
<td>Gianna Franzia and Michael Gambatese</td>
<td>same as applicant</td>
<td>3641 North Marshfield Avenue</td>
<td>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.</td>
<td>Split decision 2-2; yeas – O’Grady and Toia; nays – Swain and Budzinski; final determination held for vote of absent member</td>
</tr>
<tr>
<td>RS-3/B3-1</td>
<td>23</td>
<td>Aldi Inc., an Illinois Corporation</td>
<td>same as applicant</td>
<td>5751-75 South Archer Avenue</td>
<td>Application for a variation to reduce the west side yard setback from 12.2’ to 1’ and to reduce the rear yard setback from 5’ to 1’ for a proposed grocery store.</td>
<td>Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia</td>
</tr>
<tr>
<td>PMD-8</td>
<td>11</td>
<td>Paisano Express Auto Service, LLC</td>
<td>Mirza Baig</td>
<td>4435-55 South Ashland Avenue</td>
<td>Application for a special use to establish a motor vehicle repair shop.</td>
<td>Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia</td>
</tr>
<tr>
<td>B3-3</td>
<td>32</td>
<td>Art + Science Salon 4, LLC</td>
<td>Abstract, LLC</td>
<td>2569 North Milwaukee Avenue</td>
<td>Application for a special use to establish a beauty salon.</td>
<td>Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia</td>
</tr>
</tbody>
</table>
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
267-14-Z  
Applicant: Human Resources Development Institute, Inc.  
Owner: same as applicant  
Premises Affected: 2207 West 18th Street  
Subject: Application for a variation to reduce the front yard setback from 15’ to 0’ and to reduce the west side yard setback from 5’ to 1.09’ for the proposed addition of an elevator and common entry, lobby and corridor areas to an existing two-story, 16-bed, transitional residence, originally approved in 1997.  
Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia

268-14-Z  
Applicant: Antonio Munguia  
Owner: same as applicant  
Premises Affected: 2915 North Milwaukee Avenue  
Subject: Application for a variation to eliminate the one-space, off-street, accessory parking requirement for the proposed conversion, to a residential unit, of the rear of the second floor of a two-story retail building.  
Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia

269-14-S  
Applicant: Attaff Moosa  
Owner: same as applicant  
Premises Affected: 4251-57 West Lawrence Avenue  
Subject: Application for a special use to expand the convenience store of an existing gas station.  
Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia

270-14-S  
Applicant: Carl Conti  
Owner: same as applicant  
Premises Affected: 852 West Armitage Avenue  
Subject: Application for a special use to establish a residential use below the second floor for the rear expansion of the existing three-story, two-unit building with ground floor retail space and an existing, detached, two-car garage in order to accommodate the establishment of three additional units.  
Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia

271-14-S  
Applicant: Undra, Inc.  
Owner: Damon Blatteis and KDS Damon, LLC  
Premises Affected: 4017 North Lincoln Avenue  
Subject: Application for a special use to establish a nail salon.  
Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia
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<thead>
<tr>
<th>Location</th>
<th>Zoning District</th>
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<tbody>
<tr>
<td>272-14-Z</td>
<td>RM-4.5</td>
<td>49</td>
</tr>
<tr>
<td>Applicant:</td>
<td>MRR (III) 7255 N Bell, LLC</td>
<td></td>
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<tr>
<td>Owner:</td>
<td>same as applicant</td>
<td></td>
</tr>
<tr>
<td>Premises Affected:</td>
<td>7255 North Bell Avenue</td>
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</tr>
<tr>
<td>Subject:</td>
<td>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.</td>
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<tr>
<td>Approved:</td>
<td>4-0; yeas – Swain, Budzinski, O’Grady and Toia</td>
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<tr>
<th>Location</th>
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<tbody>
<tr>
<td>273-14-S</td>
<td>B1-2</td>
<td>40</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Manor Square, LLC</td>
<td></td>
</tr>
<tr>
<td>Owner:</td>
<td>same as applicant</td>
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</tr>
<tr>
<td>Premises Affected:</td>
<td>2801-05 West Lawrence Avenue</td>
<td></td>
</tr>
<tr>
<td>Subject:</td>
<td>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.</td>
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<tr>
<td>Approved:</td>
<td>4-0; yeas – Swain, Budzinski, O’Grady and Toia</td>
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**CONTINUANCES**

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<tr>
<th>Location</th>
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<tr>
<td>175-14-Z</td>
<td>RS-3</td>
<td>32</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Carolyn Demaret</td>
<td></td>
</tr>
<tr>
<td>Owner:</td>
<td>same as applicant</td>
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<tr>
<td>Premises Affected:</td>
<td>3320 North Hoyne Avenue</td>
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</tr>
<tr>
<td>Subject:</td>
<td>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.</td>
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</tr>
<tr>
<td>Approved:</td>
<td>3-0; yeas – Swain, Budzinski, and O’Grady</td>
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<tr>
<td>212-14-S</td>
<td>B3-2</td>
<td>25</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Manny Godinez</td>
<td></td>
</tr>
<tr>
<td>Owner:</td>
<td>same as applicant</td>
<td></td>
</tr>
<tr>
<td>Premises Affected:</td>
<td>1702 South Paulina Street</td>
<td></td>
</tr>
<tr>
<td>Subject:</td>
<td>Application for a special use to establish a residential use below the second floor of an existing two-story, two-unit building.</td>
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<tr>
<td>Approved:</td>
<td>3-0; yeas – Swain, Budzinski, and O’Grady</td>
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<tbody>
<tr>
<td>214-14-S</td>
<td>B3-1</td>
<td>40</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Andrea Giuffre/DBA Jack and Ginger’s Dog Care, Inc.</td>
<td></td>
</tr>
<tr>
<td>Owner:</td>
<td>Arnold Park</td>
<td></td>
</tr>
<tr>
<td>Premises Affected:</td>
<td>5111 North Lincoln Avenue</td>
<td></td>
</tr>
<tr>
<td>Subject:</td>
<td>Application for a special use to establish a canine daycare, grooming and overnight boarding facility.</td>
<td></td>
</tr>
<tr>
<td>Approved:</td>
<td>3-0; yeas – Swain, Budzinski, and O’Grady</td>
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</table>
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: Mallers Building, LLC
Premises Affected: 5 South Wabash Avenue, Suite 209
Subject: Application for a special use to establish a valuable objects dealer.
Reviewed in 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.
Reviewed in 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.
Reviewed in 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.
Reviewed in 4-0; yeas – Swain, Budzinski, O’Grady and Toia
278-14-Z
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
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
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
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
141-14-Z  
**Zoning District:** RS-3  
**Ward:** 31  
**Applicant:** Blanca Barrera  
**Owner:** same as applicant  
**Premises Affected:** 4857 West Wolfram Street  
**Subject:** Application for a variation to reduce the west side yard setback from 2.17’ to 0’; to reduce the combined side yard setback from 5.43’ to 3.61’; and, to reduce the rear yard setback from 37.54’ to 35’ for a proposed one-story rear addition to an existing two-unit building with a detached two-car garage.  
**Dismissed for want of prosecution**

171-14-S  
**Zoning District:** B3-1  
**Ward:** 30  
**Applicant:** Addison Mini Mart & Gas, Inc.  
**Owner:** Mohammed Iqbal  
**Premises Affected:** 3700-14 West Addison Street  
**Subject:** Application for a special use to establish a gas station with four (4) pump islands, a one-story, 3,450 square foot convenience store with a drive-through lane and ten (10) on-site, accessory, surface parking spaces.  
**Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia**

172-14-Z  
**Zoning District:** B3-1  
**Ward:** 30  
**Applicant:** Addison Mini Mart & Gas, Inc.  
**Owner:** Mohammed Iqbal  
**Premises Affected:** 3700-14 West Addison Street  
**Subject:** Application for a variation to reduce the minimum lot area from 20,000 square feet to 13,430 square feet and to reduce the west side yard setback from 17.4’ to 0’ for a proposed gas station with four (4) pump islands, a one-story, 3,450 square foot convenience store with a drive-through lane and ten (10) on-site, accessory, surface parking spaces.  
**Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia**

191-14-S  
**Zoning District:** DX-7  
**Ward:** 3  
**Applicant:** SP Michigan, LLC  
**Owner:** 1250 S Michigan Commercial, LLC  
**Premises Affected:** 1250 South Michigan Avenue  
**Subject:** Application for a special use to establish seventeen (17) off-site, accessory parking spaces to serve the proposed conversion of an existing seven-story building located at 1323 South Michigan Avenue into a 30-unit building with ground floor commercial space.  
**Withdrawn by Applicant**
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.