

**CITY OF CHICAGO
ZONING BOARD OF APPEALS
FRIDAY – November 21, 2014
121 North LaSalle Street – Room 200**

PRESENT FOR ALL OR SOME PORTIONS

ABSENT

**Jonathan Swain, Chairman
Catherine Budzinski
Sol Flores
Sam Toia**

Sheila O’Grady

Approval of the minutes from the October 17, 2014 regular meeting of the Board.

Approval of agenda for the November 21, 2014 regular meeting of the Board.

9:00 A.M.

Chairman Swain called the meeting to order at 9:27 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with three members present (Swain, Budzinski, Toia). Flores arrived at 11:15 AM.

Motion to approve minutes from October 17, 2014 regular meeting made by Chairman Swain. Second by Toia. Motion carried 3-0. Motion to approve November 21, 2014 agenda made by Chairman Swain. Second by Budzinski. Motion carried 3-0.

**394-14-S Zoning District: RT-4 Ward: 3
Applicant: Rosenwald Courts Apartments, LP
Owner: same as applicant
Premises Affected: 4636-52 South Wabash Avenue
Subject: Application for a special use to establish a non-required, accessory parking lot to serve the visitors and guests of the mixed-use (residential and retail) development located at 53-9 East 46th Street. **Approved 3-0; yeas – Swain, Budzinski, and Toia.****

**395-14-S Zoning District: RM-5 Ward: 3
Applicant: Rosenwald Courts Apartments, LP
Owner: same as applicant
Premises Affected: 4601-11 South Michigan Avenue/101-15 East 46th Street
Subject: Application for a special use to establish a non-required, accessory parking lot to serve the visitors and guests of the mixed-use (residential and retail)**

development located at 53-9 East 46th Street. **Approved 3-0; yeas – Swain, Budzinski, and Toia.**

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

397-14-S **Zoning District: C1-2** **Ward: 2**
Applicant: Professional Midwest Dispensary, LLC
Owner: North Avenue Acquisitions III, LLC
Premises Affected: 1811 West North Avenue, Suites 101 & 102
Subject: Application for a special use to establish a medical cannabis dispensary.
Denied 0-3; yeas – 0; nays - Swain, Budzinski, and Toia.

398-14-S **Zoning District: B3-2** **Ward: 45**
Applicant: Curative Health, LLC
Owner: Columbia Care Illinois, LLC
Premises Affected: 4758 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 December 19, 2014 at 2:00 PM.

400-14-S **Zoning District: DX-12** **Ward: 42**
Applicant: Om of Medicine, LLC
Owner: Ronald McDonald House (211 East Grand, LLC)
Premises Affected: 211 East Grand Avenue
Subject: Application for a special use to establish a medical cannabis dispensary.
Continued until December 19, 2014 at 9:00 AM.

401-14-S **Zoning District: C1-1** **Ward: 32**
Applicant: Illinois ABJ Dispensaries, LLC
Owner: Elston Avenue Properties, LLC
Premises Affected: 2723 North Elston Avenue
Subject: Application for a special use to establish a medical cannabis dispensary.
Approved 4-0; yeas – Swain, Budzinski, Flores and Toia.

402-14-S **Zoning District: C3-3** **Ward: 25**
Applicant: Phoenix Farms of Illinois, LLC
Owner: CORU 500, LLC
Premises Affected: 500 West 18th Street
Subject: Application for a special use to establish a medical cannabis dispensary.
Approved 4-0; yeas – Swain, Budzinski, Flores and Toia.

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 until December 19, 2014 at 9:00 AM.

CONTINUANCES

385-14-S **Zoning District: RT-4** **Ward: 48**
Applicant: 4900 Kenmore, LLC
Owner: same as applicant
Premises Affected: 4900 North Kenmore Avenue
Subject: Application for a special use to establish a 24-space, non-required, accessory parking lot to serve an existing skilled nursing facility located at 4920 North Kenmore Avenue. **Continued until January 16, 2015 at 9:00 AM.**

The Chairman moved to recess for lunch at 1:05 PM. Second by Toia. Motion carried 4-0. The Chairman announced the Board would reconvene at 2:00 PM for the afternoon session.

2:00 P.M.

The Chairman reconvened the meeting at 2:10 PM and then undertook a roll call to establish the presence of a quorum. The afternoon hearing commenced with four members present (Swain, Budzinski, Flores, and Toia).

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 December 19, 2014 at 2:00 PM.

405-14-S **Zoning District: C1-1** **Ward: 14**
Applicant: Chicago Alternative Health Center, LLC
Owner: Larry Doria and Daniel Davis

Premises Affected: 5648 South Archer Avenue
Subject: Application for a special use to establish a medical cannabis dispensary.
Approved 4-0; yeas – Swain, Budzinski, Flores and Toia.

406-14-S **Zoning District: C1-1** **Ward: 27**
Applicant: Custom Strains, LLC
Owner: same as applicant
Premises Affected: 1105 West Fulton Market
Subject: Application for a special use to establish a medical cannabis dispensary.
Approved 3-0; yeas – Swain, Budzinski, and Flores.

407-14-S **Zoning District: M2-2** **Ward: 10**
Applicant: Custom Strains, LLC
Owner: same as applicant
Premises Affected: 12233 South Avenue O
Subject: Application for a special use to establish a medical cannabis cultivation center. **Approved 3-0; yeas – Swain, Budzinski, and Flores.**

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 December 19, 2014 at 2:00 PM.

CONTINUANCES

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.
Withdrawn.

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. **Withdrawn.**

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 0' 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. **Approved 4-0; yeas – Swain, Budzinski, Flores and Toia.**

235-14-A **Zoning District: B3-1** **Ward: 35**
Applicant: Outdoor Impact, Inc.
Owner: Andrew Gerber
Premises Affected: 3132 North Kedzie Avenue
Subject: Application to appeal the decision of the Zoning Administrator in refusing to allow the establishment of an off-premise advertising sign measuring 52' x 19'. **Continued until January 16, 2014 at 2:00 PM.**

237-14-S **Zoning District: B1-3** **Ward: 1**
Applicant: 2808-14 North Avenue, LLC
Owner: Ridgestone Bank
Premises Affected: 2808 West North Avenue
Subject: Application for a special use to establish a residential use below the second floor of a proposed four-story, eight-unit building with eight on-site parking spaces. **Withdrawn.**

238-14-S **Zoning District: B1-3** **Ward: 1**
Applicant: 2808-14 North Avenue, LLC
Owner: Ridgestone Bank
Premises Affected: 2814 West North Avenue
Subject: Application for a special use to establish a residential use below the second floor of a proposed four-story, eight-unit building with eight on-site parking spaces. **Withdrawn.**

355-14-S **Zoning District: DX-5** **Ward: 42**
Applicant: Erie Acquisitions, LLC
Owner: same as applicant
Premises Affected: 61 West Erie Street
Subject: Application for a special use to establish a residential use below the second floor for a proposed ten-story, eight-unit building with 16 indoor, at-grade parking spaces. **Continued until February 20, 2015 at 2:00 PM.**

357-14-Z **Zoning District: RS-3** **Ward: 47**

Applicant: Matthew Schwingel and Heather Kitchens
Owner: same as applicant
Premises Affected: 2124 West Pensacola Avenue
Subject: Application for a variation to reduce the rear yard setback from 35.03' to 20.2' for a proposed rear, one-story addition connecting an existing, two-story single-family residence with a rear, detached, three-car garage with a roof deck. **Approved 4-0; yeas – Swain, Budzinski, Flores and Toia.**

375-14-Z **Zoning District: RM-4.5** **Ward: 30**
Applicant: Crazy Kids, LLC
Owner: same as applicant
Premises Affected: 2959 North Hamlin Avenue
Subject: Application for a variation to reduce the front yard setback from 13.4' to 0'; to reduce the front setback for parking accessed directly from North Hamlin Avenue from 20' to 0'; to reduce the south side yard setback from 3.75' to 0'; and, to reduce the on-site parking requirement of six spaces by not more than one space for the proposed conversion of ground floor commercial space into a residential unit in an existing three-story, five-unit building. **Approved 4-0; yeas – Swain, Budzinski, Flores and Toia.**

380-14-S **Zoning District: B3-2** **Ward: 14**
Applicant: Maribis of Chicago, LLC
Owner: Chicago Title Land Trust Company, No. 1082095
Premises Affected: 4568-70 South Archer Avenue
Subject: Application for a special use to establish a medical cannabis dispensary **Approved 4-0; yeas – Swain, Budzinski, Flores and Toia.**

EXTENSION REQUEST

407-13-S **Zoning District: C1-3** **Ward: 27**
Applicant: Birdland Properties, LLC
Owner: same as applicant
Premises Affected: 328 North Carpenter Street
Subject: Application for a special use to establish five off-site, accessory, parking spaces to fulfill the parking requirement for five proposed dwelling units to be located in an existing building at 312 North Carpenter Street. **Approved 4-0; yeas – Swain, Budzinski, Flores 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 Chairman Swain. Second by Budzinski. Motion carried 4-0. Meeting went into closed session at 7:35 PM.

**Motion to return to open session made by Chairman. Second by Toia Motion carried 4-0.
Meeting returned to open session at 8:16 PM.**

**Motion to approve written resolutions containing finds of fact consistent with the votes of
the Board at its regular meetings of October 17, 2014 made by the Chairman. Second by
Toia. Motion carried 4-0.**

**Motion to adjourn made by Chairman Swain. Second by Toia. Motion carried.
Meeting adjourned at 8:25 PM.**