Chairman Swain called the meeting to order at 9:15 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with three members present.

Motion to approve minutes from September 19, 2014 regular meeting made by Chairman Swain. Second by Toia. Motion carried 3-0. Motion to approve October 17, 2014 agenda made by Chairman Swain. Second by Budzinski. Motion carried 3-0.

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. Continued until November 21, 2014 at 2:00 PM.

358-14-S Zoning District: RS-3 Ward: 34
Applicant: The Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints
Owner: same as applicant
Premises Affected: 11144-46 South Ashland Avenue/1624-38 West Pryor Avenue
Subject: Application for a special use to establish a 13-space, off-site, required, accessory parking lot to serve an existing 150-seat church located at 11107 South Vincennes Avenue. Approved 3-0; yeas – Swain, Budzinski, and Toia.
359-14-Z
Applicant: The Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints
Owner: same as applicant
Premises Affected: 11144-46 South Ashland Avenue/1624-38 West Pryor Avenue
Subject: Application for a variation to reduce the front yard setback from 20’ to 7’ for a proposed, 13-space, off-site, required, accessory parking lot to serve an existing 150-seat church located at 11107 South Vincennes Avenue.
Approved 3-0; yeas – Swain, Budzinski, and Toia.

360-14-Z
Applicant: Ashland & Waveland, LLC
Owner: same as applicant
Premises Affected: 3701 North Ashland Avenue
Subject: Application for a variation to reduce the rear yard setback from 30’ to 19.81’ for a proposed, four-story, six-unit building with ground floor retail space and six indoor parking spaces. Approved 4-0; yeas – Swain, Budzinski, O’Grady, and Toia.

361-14-Z
Applicant: IL Properties, LLC
Owner: same as applicant
Premises Affected: 1924 North California Avenue
Subject: Application for a variation to reduce the rear yard setback from 30’ to 25’ for a proposed three-story, three unit building with three, rear, surfacing parking spaces. Approved 4-0; yeas – Swain, Budzinski, O’Grady, and Toia.

362-14-S
Applicant: Diane Dickens/DBA Only By Faith Inspirational Health Spa
Owner: same as applicant
Premises Affected: 5700-02 West Chicago Avenue
Subject: Application for a special use to expand an existing massage salon. Approved 4-0; yeas – Swain, Budzinski, O’Grady, and Toia.

363-14-S
Applicant: City of Chicago, Department of Water Management
Owner: same as applicant
Premises Affected: 3300 East Cheltenham Drive
Subject: Application for a special use to establish a major utility, in the form of a proposed, one-story, accessory generator and controller’s building, to be constructed adjacent to the existing South Water Purification Plant. Approved 3-0; yeas – Swain, Budzinski, and Toia.
<table>
<thead>
<tr>
<th>Zoning District: POS-2</th>
<th>Ward: 19</th>
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<tbody>
<tr>
<td>Applicant: Chicago Park District</td>
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<tr>
<td>Owner: City of Chicago</td>
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<tr>
<td>Premises Affected: 11505 South Western Avenue</td>
<td></td>
</tr>
<tr>
<td>Subject: Application for a special use to establish a one and two-story recreational building consisting of an ice arena and gymnastics center with 64 surface parking spaces. <strong>Approved 3-0; yeas – Swain, Budzinski, and Toia.</strong></td>
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<tr>
<td>Premises Affected: 11505 South Western Avenue</td>
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<tr>
<td>Subject: Application for a variation to reduce the front yard setback from 10’ to 7’; to reduce the south side yard setback from 43.4’ to 30’; to reduce the north side yard setback from 43.4’ to 4.5’; to reduce the rear yard setback from 43.4’ to 0’; and, to eliminate the one 10’ x 25’ x 14’ off-street loading space for a proposed one and two-story recreational building consisting of an ice arena and gymnastics center with 64 surface parking spaces. <strong>Approved 3-0; yeas – Swain, Budzinski, and Toia.</strong></td>
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<tr>
<th>Zoning District: B1-1</th>
<th>Ward: 23</th>
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<tbody>
<tr>
<td>Applicant: New Trendsetters, LLC</td>
<td></td>
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<tr>
<td>Owner: Rebecca Vega</td>
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<tr>
<td>Premises Affected: 6152 South Pulaski Road</td>
<td></td>
</tr>
<tr>
<td>Subject: Application for a special use to establish a barber shop. <strong>Approved 3-0; yeas – Swain, O’Grady, and Toia.</strong></td>
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<tr>
<th>Zoning District: B1-1</th>
<th>Ward: 14</th>
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<tbody>
<tr>
<td>Applicant: New Trendsetters, LLC</td>
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<tr>
<td>Owner: Felix Magana</td>
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<tr>
<td>Premises Affected: 5652 South Kedzie Avenue</td>
<td></td>
</tr>
<tr>
<td>Subject: Application for a special use to establish a barber shop. <strong>Approved 3-0; yeas – Swain, O’Grady, and Toia.</strong></td>
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<thead>
<tr>
<th>Zoning District: B3-2</th>
<th>Ward: 29</th>
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<tbody>
<tr>
<td>Applicant: Anjenette Smith/ DBA ESO Theater</td>
<td></td>
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<tr>
<td>Owner: Mac Alexander</td>
<td></td>
</tr>
<tr>
<td>Premises Affected: 5401-03 West Madison Street</td>
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<tr>
<td>Subject: Application for a special use to establish a community center. <strong>Continued until December 19, 2014 at 2:00 PM.</strong></td>
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<tbody>
<tr>
<td>Applicant: Anjenette Smith/DBA ESO Theater</td>
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</tbody>
</table>
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. Continued until December 19, 2014 at 2:00 PM.

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

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 an off-site, required, accessory parking lot to serve a proposed high school to be located at 3100 West Belmont Avenue. Continued until December 19, 2014 at 2:00 PM.

373-14-Z
Zoning District: RS-3 Ward: 50
Applicant: Nam Van Le
Owner: same as applicant
Premises Affected: 2456 West Sherwin Avenue
Subject: Application for a variation to reduce the east side yard setback from 2.4’ to 0’; to reduce the west side yard setback from 2.4’ to 0.58’; to reduce the total combined side yard setback from 6.02’ to 0.58’; and, to reduce the rear yard setback from 34.76’ to 26.66’ for a proposed rear, enclosed deck with a rear and side patio for an existing, single-family residence with a rear, detached, two-car garage. Approved 4-0; yeas – Swain, Budzinski, O’Grady, and Toia.

374-14-Z
Zoning District: RM-5.5 Ward: 1
Applicant: JS Huron, LLC
Owner: same as applicant
Premises Affected: 1345 West Huron Street
Subject: Application for a variation to reduce the front yard setback along West Ancona Street from 13.2’ to 0’; to reduce the front setback for parking accessed directly from West Ancona Street from 20’ to 0’; to reduce the east side yard setback from 2’ to 0’; to reduce the west side yard setback from 2’ to 0’; and, to reduce the total combined side yard setback from 4.8’ to 0’ for a proposed three-story, three-unit building with three, rear, surface parking spaces accessed directly from West Ancona Street on a through lot. **Approved 4-0; yeas – Swain, Budzinski, O’Grady, 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. **Continued until November 21, 2014 at 2:00 PM.**

**376-14-Z**

**Zoning District:** RS-2  
**Ward:** 41  
**Applicant:** The Catholic Bishop of Chicago  
**Owner:** same as applicant  
**Premises Affected:** 7211 West Talcott Avenue  
**Subject:** Application for a variation to reduce the rear yard setback from 50’ to 7.58’ for a proposed, one-story, parish rectory to be constructed adjacent to an existing religious assembly facility. **Approved 4-0; yeas – Swain, Budzinski, O’Grady, and Toia.**

**377-14-Z**

**Zoning District:** RM-5  
**Ward:** 4  
**Applicant:** 4840 South Dorchester, LLC  
**Owner:** same as applicant  
**Premises Affected:** 4840 South Dorchester Avenue  
**Subject:** Application for a variation to reduce the rear yard setback from 50’ to 15’; to reduce the north side yard setback from 5’ to 0’; to reduce the combined side yard setback from 24.2’ to 8.67’; and, to reduce the rear yard open space from 2,759 square feet to 850.39 square feet for the proposed conversion of an existing, three-story, religious assembly facility into a 13-unit building with 16 below-grade parking spaces, a rear, two-story addition and 1.5’ above-grade patio. **Approved 4-0; yeas – Swain, Budzinski, O’Grady, and Toia.**
378-14-S  Zoning District: C1-2  Ward: 1
Applicant: Professional Pharmacy Management, LLC
Owner: The Golin Family Trust
Premises Affected: 1368 North Milwaukee Avenue
Subject: Application for a special use to establish a medical cannabis dispensary.
Approved 4-0; yeas – Swain, Budzinski, O’Grady, and Toia.

379-14-S  Zoning District: C1-2  Ward: 27
Applicant: GTI-WLM, LLC
Owner: Chicago Title Land Trust Company, No. 1114172
Premises Affected: 947-55 West Lake Street
Subject: Application for a special use to establish a medical cannabis dispensary.
Approved 4-0; yeas – Swain, Budzinski, O’Grady, 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.
Continued until November 21, 2014 at 2:00 PM.

381-14-S  Zoning District: C1-1  Ward: 33
Applicant: Kind Care, LLC
Owner: Nodarse Family, LLC
Premises Affected: 3541-45 North Elston Avenue
Subject: Application for a special use to establish a medical cannabis dispensary.
Approved 3-0; yeas – Swain, Budzinski, and Toia.

382-14-S  Zoning District: DX-12  Ward: 4
Applicant: East-West University
Owner: same as applicant
Premises Affected: 801-13 South Wabash Avenue/57-61 East 8th Street
Subject: Application for a special use to establish a 174-space, non-accessory, parking garage.
Approved 3-0; yeas – Swain, Budzinski, and Toia.

Applicant: Stanley Pluta
Owner: same as applicant
Premises Affected: 1652-54 North Kedzie Avenue/3201-05 West Wabansia Avenue
Subject: Application for a variation to reduce the rear yard setback from 30’ to 10’; to reduce the front yard setback from 3.64’ to 0’; to reduce the north side yard setback from 5.86’ to 0’; and, to reduce the south side yard setback from 5.86’ to 3.5’ for a proposed four-story, 27-unit building with 27 at-grade parking spaces accessed directly from West Wabansia Avenue via
an existing curb-cut. **Approved 3-0; yeas – Swain, Budzinski, and Toia.**

The Chairman moved to recess for lunch at 2:25 PM. Second by Toia. Motion carried 3-0. The Chairman announced the Board would reconvene at 2:45 PM for the afternoon session.

**2:00 P.M.**

The Chairman reconvened the meeting at 2:59 PM and then undertook a roll call to establish the presence of a quorum. The afternoon hearing commenced with three members present.

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<td>RT-4</td>
<td>48</td>
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<td>RS-3</td>
<td>35</td>
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<td>DS-5</td>
<td>25</td>
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**384-14-S**

**Applicant:** Community of the Future/DBA Maria Package Goods and Community Bar

**Owner:** Maria Marszewski

**Premises Affected:** 954-60 West 31st Street

**Subject:** Application for a special use to expand an existing tavern through the construction of an adjacent one-story building with an at-grade, rear, outdoor patio. **Approved 3-0; yeas – Swain, Budzinski, and Toia.**

**385-14-S**

**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 November 21, 2014 at 9:00 AM.**

**386-14-Z**

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

**387-14-S**

**Applicant:** Canal TC, LLC

**Owner:** same as applicant

**Premises Affected:** 1101 South Clinton Street
Subject: Application for a special use to establish a non-accessory parking garage for 249 spaces located on the first, second and a portion of the third floors of an existing 678-space parking garage at this location. Approved 3-0; yeas – Swain, Budzinski, and Toia.

Applicant: Dominus Holdings, LLC  
Owner: same as applicant  
Premises Affected: 838 West Erie Street  
Subject: Application for a variation to reduce the front setback from 7.47’ to 4’; to reduce the west side setback from 3.4’ to 0’; and, to increase the allowed height of 50’ by no more than 10% to 51.38’ for a proposed four-story, eight-unit building with nine parking spaces. Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia.

Applicant: Dominus Holdings, LLC  
Owner: same as applicant  
Premises Affected: 650 North Green Street  
Subject: Application for a variation to reduce the rear setback from 30’ to 19.33’; to reduce the north side setback from 16.38’ to 0’; and, to increase the allowed height of 50’ by no more than 10% to 51.25’ for a proposed four-story, four-unit building with five parking spaces. Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia.

390-14-S  Zoning District: C3-2  Ward: 27  
Applicant: MF Partners JV, LLC  
Owner: same as applicant  
Premises Affected: 948-54 West Fulton Market Street  
Subject: Application for a special use to establish a rooftop patio to serve only the retail and office tenants of an existing mixed-use, retail, restaurant and office development. Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia.

391-14-S  Zoning District: C1-2  Ward: 27  
Applicant: MF Partners JV, LLC  
Owner: Lake Parking, LLC  
Premises Affected: 938 West Lake Street  
Subject: Application for a special use to establish 15 required, accessory parking spaces within an existing 33-space parking lot to serve an existing mixed-use, retail, restaurant and office development located at 948-54 West Fulton Market Street. Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia.

392-14-Z  Zoning District: C3-2  Ward: 27
Applicant: MF Partners JV, LLC
Owner: same as applicant
Premises Affected: 948-54 West Fulton Market Street
Subject: Application for a variation to reduce the 15 accessory parking space requirement by no more than one parking space to 14 required, accessory parking spaces within an existing 33-space parking lot at 938 West Lake Street. **Approved 4-0; yeas – Swain, Budzinski, 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 December 19, 2014 at 2:00 PM.**

**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 December 19, 2014 at 2:00 PM.**

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.  **Approved 4-0; yeas – Swain, Budzinski, 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. **Withdrawn.**
315-14-Z

Zoning District: M1-1  Ward: 23
Applicant: Amigo Meat and Poultry, LLC/DBA Amigo Foods
Owner: same as applicant
Premises Affected: 5113-43 South Millard Avenue
Subject: Application for a variation to reduce the front yard setback from 20’ to 8’ for a proposed, two-story, approximately 41,000 square foot, manufacturing facility. Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia.

319-14-S

Zoning District: B3-1  Ward: 45
Applicant: 4245 Milwaukee Corp.
Owner: same as applicant
Premises Affected: 4245 North Milwaukee Avenue
Subject: Application for a special use to establish a drive-through window for an existing restaurant. Approved 3-0; yeas – Swain, Budzinski, and O’Grady.

324-14-S

Zoning District: B3-1  Ward: 21
Applicant: Letitia Johnson
Owner: Alden Taylor
Premises Affected: 8602 South Racine Avenue
Subject: Application for a special use to establish a beauty salon. Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia.

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 December 19, 2014 at 2:00 PM.

353-14-S

Zoning District: C1-2  Ward: 2
Applicant: 954 N. Noble, LLC
Owner: Abdul Halani
Premises Affected: 954 North Noble Street
Subject: Application for a special use to establish a residential use below the second floor of a proposed three-story, six-unit building with a rear, detached, six-car garage. Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia.

354-14-Z

Zoning District: C1-2  Ward: 2
Applicant: 954 N. Noble, LLC
Owner: Abdul Halani
Premises Affected: 954 North Noble Street
Subject: Application for a variation to reduce the required minimum lot area from 6,000 square feet to 5,940 square feet for a proposed three-story, six-unit building with a rear, detached, six-car garage. 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 January 16, 2014 at 2:00 PM.

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 O’Grady. Motion carried 4-0. Meeting went into closed session at 5:17 PM.

Motion to return to open session made by Chairman. Second by Toia Motion carried 4-0. Meeting returned to open session at 5:55 PM.

Motion to approve written resolutions containing finds of fact consistent with the votes of the Board at its regular meetings of September 19, 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 6:05 PM.