

**CITY OF CHICAGO
ZONING BOARD OF APPEALS
FRIDAY – October 17, 2014
121 North LaSalle Street – Room 200**

MINUTES

PRESENT FOR ALL OR SOME PORTIONS

ABSENT

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

Sol Flores

9:00 A.M.

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.****

364-14-S **Zoning District: POS-2** **Ward: 19**
Applicant: Chicago Park District
Owner: City of Chicago
Premises Affected: 11505 South Western Avenue
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. **Approved 3-0; yeas – Swain, Budzinski, and Toia.**

365-14-Z **Zoning District: POS-2** **Ward: 19**
Applicant: Chicago Park District
Owner: City of Chicago
Premises Affected: 11505 South Western Avenue
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. **Approved 3-0; yeas – Swain, Budzinski, and Toia.**

366-14-S **Zoning District: B1-1** **Ward: 23**
Applicant: New Trendsetters, LLC
Owner: Rebecca Vega
Premises Affected: 6152 South Pulaski Road
Subject: Application for a special use to establish a barber shop. **Approved 3-0; yeas – Swain, O’Grady, and Toia.**

367-14-S **Zoning District: B1-1** **Ward: 14**
Applicant: New Trendsetters, LLC
Owner: Felix Magana
Premises Affected: 5652 South Kedzie Avenue
Subject: Application for a special use to establish a barber shop. **Approved 3-0; yeas – Swain, O’Grady, and Toia.**

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

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. **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.**

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.

384-14-S Zoning District: B3-1 Ward: 11
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 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 November 21, 2014 at 9:00 AM.**

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

387-14-S Zoning District: DS-5 Ward: 25
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.**

388-14-Z **Zoning District: B2-3** **Ward: 27**
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.**

389-14-Z **Zoning District: B2-3** **Ward: 27**
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**

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.