

**CITY OF CHICAGO
ZONING BOARD OF APPEALS
FRIDAY – December 19, 2014
121 North LaSalle Street – Room 200**

Approval of the minutes from the November 21, 2014 regular meeting of the Board.

Approval of agenda for the December 19, 2014 regular meeting of the Board.

9:00 A.M.

409-14-S **Zoning District: B3-2** **Ward: 2**
Applicant: Crystal Gretzinger/DBA Sogna Di Vita, LLC
Owner: Wesley Orłowski
Premises Affected: 914 North Damen Avenue
Subject: Application for a special use to establish a beauty salon.
 • **Approved**

410-14-S **Zoning District: C2-2** **Ward: 17**
Applicant: Wendy's Old Fashioned Hamburgers of New York, LLC
Owner: 71st & Western, LLC
Premises Affected: 7015-43 South Western Avenue
Subject: Application for a special use to establish a one-story restaurant with a dual-lane drive-through.
 • **Continued to February**

411-14-S **Zoning District: B3-1** **Ward: 14**
Applicant: Wendy's Old Fashioned Hamburgers of New York, LLC
Owner: 5724 South Kedzie, LLC
Premises Affected: 5701-17 South Kedzie Avenue
Subject: Application for a special use to establish a one-story restaurant with a dual-lane drive-through.
 • **Approved**

412-14-S **Zoning District: B1-2** **Ward: 50**
Applicant: ZAM's Hope
Owner: Khan & Associates
Premises Affected: 6401 North Artesian Avenue/2422 West Devon Avenue
Subject: Application for a special use to establish a community center.
 • **Continued to February**

413-14-S **Zoning District: C2-2** **Ward: 21**
Applicant: Edison Learning, Inc.
Owner: Novogroder/Ashland, LLC
Premises Affected: 8908-16 South Ashland Avenue
Subject: Application for a special use to establish a high school.
 • **Approved**

414-14-S **Zoning District: DX-12** **Ward: 42**
Applicant: FT-Ontario Parking, LLC
Owner: same as applicant
Premises Affected: 10 East Ontario Street
Subject: Application for a special use to establish a non-accessory parking garage for 204 spaces located on the lower five (5) levels of an existing nine (9) level, 492-space parking garage at this location.
 • **Approved**

415-14-S **Zoning District: B3-2** **Ward: 44**
Applicant: LAZ Parking Chicago, LLC
Owner: Michael Wu
Premises Affected: 3114-16 North Broadway
Subject: Application for a special use to establish a 25-space, non-accessory parking lot on a pedestrian retail street.
 • **Approved**

416-14-S **Zoning District: C1-2** **Ward: 20**
Applicant: Liberty Temple Church of God in Christ
Owner: same as applicant
Premises Affected: 5222 South Halsted Street
Subject: Application for a special use to establish a community center.
 • **Approved**

417-14-Z **Zoning District: RS-2** **Ward: 30**
Applicant: Migert Baburi
Owner: same as applicant
Premises Affected: 3718 North Springfield Avenue
Subject: Application for a variation to reduce the rear setback from 28.84' to 2'; to reduce the north side setback from 5' to 4.33'; and, to increase the floor area ratio from 0.65 to 0.75 for a proposed, two-story, rear addition, including an attached garage, to an existing, two-story, single-family residence.
 • **Continued to February**

418-14-S **Zoning District: M1-1** **Ward: 39**
Applicant: Extra Space Management, Inc.
Owner: American WPC Storage
Premises Affected: 4995 North Elston Avenue
Subject: Application for a special use to establish a 13-space non-accessory parking lot.

- **Approved**

419-14-Z **Zoning District: RS-2** **Ward: 23**
Applicant: Thomas Giudice
Owner: same as applicant
Premises Affected: 6650 West 63rd Place
Subject: Application for a variation to reduce the front setback from 20' to 11.5' for an open front deck.

- **Approved**

420-14-Z **Zoning District: RS-3** **Ward: 26**
Applicant: Lizbette S.B. Covarrubias
Owner: same as applicant
Premises Affected: 1532 North Kedvale Avenue
Subject: Application for a variation to reduce the 5,000 square foot minimum lot area by no more than 10% (to 4,527 square feet); to reduce the front setback from 20' to 5.06'; and, to reduce the north side setback from 2.88' to 0.85' for a proposed second floor addition to an existing two-story, two-unit building with a two-story, open, front porch.

- **Approved**

421-14-Z **Zoning District: RM-5** **Ward: 44**
Applicant: 835 Newport Series of the Longford Group, LLC
Owner: Thomas Blim and Barry Brandell
Premises Affected: 835 West Newport Avenue
Subject: Application for a variation to reduce the west side setback from 2' to 0'; to reduce the combined side setback from 5' to 2.9'; to reduce the rear setback from 37.5' to 23'; and, to increase the 45' maximum building height by no more than 10% (to 49.5') for a proposed three-story rear, and fourth floor full, addition to an existing three-story, three-unit building and the construction of a rear, detached, three-car garage with a roof deck.

- **Approved**

427-14-Z **Zoning District: RT-4** **Ward: 24**
Applicant: Legacy Charter School
Owner: City of Chicago and Community Facility, LLC
Premises Affected: 3300-28 West Ogden, 1647-55 South Christiana and 1646-48 South Spaulding Avenues
Subject: Application for a variation to reduce the front setback from 15' to 7.5' and to reduce the west side setback from 9' to 1.67' on a reverse corner lot for a proposed school.

- **Approved**

428-14-Z **Zoning District: B3-5** **Ward: 2**
Applicant: LG Development Group, LLC – 1643 North Milwaukee Series
Owner: same as applicant
Premises Affected: 1643 North Milwaukee Avenue
Subject: Application for a variation to increase the permitted by height of 55' by no more than 10% to 60.5' for a proposed, four-story, rear addition and a fifth-story addition with front and rear open terraces to an existing four-story office and retail building.

- **Approved**

429-14-S **Zoning District: C1-1** **Ward: 34**
Applicant: DMM 115th, LLC
Owner: Pizza Hut of America, Inc.
Premises Affected: 11525 South Halsted Street
Subject: Application for a special use to establish a one-story restaurant with a dual-lane drive-through.

- **Approved**

430-14-Z **Zoning District: RT-4** **Ward: 25**
Applicant: 1836 S Carpenter, LLC
Owner: same as applicant
Premises Affected: 1836 South Carpenter Street
Subject: Application for a variation to reduce the front setback from 12' to 0'; to reduce the north side setback from 2' to 0.2'; to reduce the combined side setback from 4.8' to 3.13'; and, to reduce the rear setback from 30' to 28.25' for an existing, three-story, two-unit building with two rear, surface parking spaces.

- **Approved**

CONTINUANCES

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.
 • **Withdrawn**

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 due to notice error by applicant**

2:00 P.M.

431-14-S **Zoning District: B3-2** **Ward: 29**
Applicant: Anjenette Smith/ DBA ESO Theater
Owner: Mac Alexander
Premises Affected: 5428 West Madison Street
Subject: Application for a special use to establish a 14-space, off-site, required, accessory parking lot to serve a proposed community center to be located at 5401-03 West Madison Street.
 • **Withdrawn**

432-14-S **Zoning District: B3-2** **Ward: 1**
Applicant: Organic Leaf Medical Dispensaries, LLC
Owner: William Senne/DBA Autarchy Finance Co., LLC
Premises Affected: 744 North Damen Avenue
Subject: Application for a special use to establish a medical cannabis dispensary.
 • **Approved**

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 to January**

303-14-S **Zoning District: B3-2** **Ward: 44**
Applicant: 3506 Hospitality, LLC
Owner: 3506-14 North Clark, LLC
Premises Affected: 3506-14 North Clark Street
Subject: Application for a special use to establish a 3,052 square foot, outdoor, rooftop patio on the second floor of an existing restaurant.

- **Continued to March**

304-14-S **Zoning District: B3-2** **Ward: 44**
Applicant: 3506 Hospitality, LLC
Owner: 3466-70 North Clark, LLC
Premises Affected: 3466-70 North Clark Street
Subject: Application for a special use to establish a 5-space, off-site, required, accessory parking lot to serve an existing restaurant located at 3506-14 North Clark Street.

- **Continued to March**

305-14-S **Zoning District: B3-2** **Ward: 44**
Applicant: 3506 Hospitality, LLC
Owner: Wrigleyville, LLC
Premises Affected: 3458 North Clark Street
Subject: Application for a special use to establish a 17-space, off-site, required, accessory parking lot to serve an existing restaurant located at 3506-14 North Clark Street.

- **Continued to March**

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 to March**

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.

- **Approved**

369-14-Z **Zoning District: B3-2** **Ward: 29**
Applicant: Anjette 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.

- **Approved**

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 to March**

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.

- **Approved**

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 a six-space, off-site, required, accessory parking lot to serve a proposed high school to be located at 3100 West Belmont Avenue.

- **Approved**

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.

- **Approved**

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 to January**

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.

- **Approved**

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 to February**

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 to March**

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 to March**

Approval of written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of November 21, 2014.

Semi-Annual review of Closed Session Minutes of the Board.

Adjournment.