

CITY OF CHICAGO

**ZONING BOARD OF APPEALS
FRIDAY – DECEMBER 18, 2015
121 NORTH LASALLE STREET – ROOM 200**

MINUTES

PHYSICALLY PRESENT FOR ALL PORTIONS

**Jonathan Swain, Chairman
Sol Flores
Sheila O’Grady
Blake Sercye
Sam Toia**

Chairman Swain called meeting to order at 9:20 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with three members present (Swain, Flores and Toia). Commissioner Sercye arrived at 9:25 AM. Commissioner O’Grady arrived at 9:27 AM.

Motion to approve the December 18, 2015 agenda made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, Flores and Toia.

9:00 A.M.

**468-15-S Zoning District: C2-2 Ward: 50
Applicant: 420 Capital Management, LLC/DBA Green Gate Compassion Center
Owner: 6501 NEC, LLC
Premises Affected: 6501-11 North Western Avenue
Subject: Application for a special use to establish a medical cannabis dispensary.
**Motion to deny rehearing made by the Chairman. Second by Sercye.
Motion carried 5-0; yeas –Swain, Flores, O’Grady, Sercye and Toia.
Rehearing denied.****

**469-15-S Zoning District: DX-3 Ward: 25
Applicant: GLPE, LLC
Owner: same as applicant
Premises Affected: 1050 West Monroe Street
Subject: Application for a special use to establish a residential use below the second floor for a proposed, four-story, 70-unit building with 70 indoor, parking spaces located on the first floor.
**Motion to approve made by the Chairman. Second by Sercye.
Motion carried 5-0; yeas –Swain, Flores, O’Grady, Sercye and Toia.****

491-15-Z **Zoning District: RT-4** **Ward: 44**
Applicant: John Lee
Owner: same as applicant
Premises Affected: 2901 North Burling Street
Subject: Application for a variation to increase the pre-existing floor area of 3,323.9 square feet by no more than 15% (408.9 square feet) for a proposed, rear, three-story addition to an existing, three-story, two-unit building being converted to a single-family residence.
Motion to approve made by the Chairman. Second by Sercye.
Motion carried 3-0; yeas –Swain, Sercye and Toia.

492-15-S **Zoning District: M2-3** **Ward: 25**
Applicant: Family Recycling Center, Inc.
Owner: Lakeside Bank Trust, No. 10-1394 c/o Donald Andrich (legal titleholder)
Premises Affected: 1851 South Clinton Street
Subject: Application for a special use to establish a Class IV-A recycling facility.
Motion to approve made by the Chairman. Second by Sercye.
Motion carried 3-0; yeas –Swain, Sercye and Toia.

493-15-S **Zoning District: B1-2 & C1-2** **Ward: 29**
Applicant: Noah Properties, LLC
Owner: Cira Millo
Premises Affected: 7163 West Grand Avenue
Subject: Application for a special use to establish a residential use below the second floor of a proposed, three-story, nine-unit building with 11 parking spaces located in the rear of the lot.
Motion to approve made by the Chairman. Second by Sercye.
Motion carried 3-0; yeas –Swain, Sercye and Toia.

494-15-S **Zoning District: C1-2** **Ward: 29**
Applicant: Noah Properties, LLC
Owner: Cira Millo
Premises Affected: 7169 West Grand Avenue
Subject: Application for a special use to establish a residential use below the second floor of a proposed, three-story, nine-unit building with nine parking spaces located in the rear of the lot.
Motion to approve made by the Chairman. Second by Sercye.
Motion carried 3-0; yeas –Swain, Sercye and Toia.

495-15-S **Zoning District: B3-2** **Ward: 24**
Applicant: Creative Scott
Owner: same as applicant
Premises Affected: 3946 West 16th Street
Subject: Application for a special use to establish a hair and nail salon.

2:00 P.M.

501-15-Z **Zoning District: RM-5** **Ward: 46**
Applicant: Dominic McGee
Owner: same as applicant
Premises Affected: 849 West Bradley Place
Subject: Application for a variation to reduce the front obstruction setback from 20’ to 10.3’; to reduce the rear setback from 21’ to 11.67’; to reduce the east side setback from 3.36’ to 3’; to reduce the west side setback from 3.36’ to 3’; and, to reduce the combined side setback from 8.4’ to 6 for a proposed, two-unit, townhouse, each with a front, attached, two-car garage accessed directly from West Bradley Place.
Motion to approve made by the Chairman. Second by Sercye. Motion carried 5-0; yeas –Swain, Flores, O’Grady, Sercye and Toia.

502-15-Z **Zoning District: RM-5** **Ward: 46**
Applicant: Dominic McGee
Owner: same as applicant
Premises Affected: 849 West Bradley Place
Subject: Application for a variation to reduce the rear yard open space from 155 square feet to 70 square feet for a proposed, two-unit, townhouse, each with a front, attached, two-car garage accessed directly from West Bradley Place.
Motion to approve made by the Chairman. Second by Sercye. Motion carried 5-0; yeas –Swain, Flores, O’Grady, Sercye and Toia.

503-15-S **Zoning District: B3-2** **Ward: 44**
Applicant: MedMar, Inc.
Owner: Angelico Five Series, LLC 3812
Premises Affected: 3812 North Clark Street
Subject: Application for a special use to establish a medical cannabis dispensary.
Motion to approve made by the Chairman. Second by Sercye. Motion carried 4-1; yeas –Swain, O’Grady, Sercye and Toia; nays – Flores.

CONTINUANCES

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.
Withdrawn.

183-15-S **Zoning District: B3-1** **Ward: 41**
Applicant: Union Group of Illinois, LLC
Owner: Fitz Holdings, LLC
Premises Affected: 6428-30 North Milwaukee Avenue
Subject: Application for a special use to establish a medical cannabis dispensary.
Motion to approve made by the Chairman. Second by Sercye.
Motion carried 4-1; yeas –Swain, Flores, Sercye and Toia; nays – O’Grady.

335-15-S **Zoning District: B3-3** **Ward: 6**
Applicant: Apartment Builders, Inc.
Owner: same as applicant
Premises Affected: 7621-39 South State Street
Subject: Application for a special use to establish a five-story, 90-room hotel.
Withdrawn.

347-15-S **Zoning District: B3-2** **Ward: 20**
Applicant: Elias Abuelizam
Owner: same as applicant
Premises Affected: 654-58 East 67th Street
Subject: Application for a special use to expand an existing retail store for the sale of liquor as a packaged good.
Continued until March 18, 2016 at 2:00 PM.

353-15-Z **Zoning District: RT-4** **Ward: 43**
Applicant: Savane Properties
Owner: same as applicant
Premises Affected: 1917 North Fremont Street
Subject: Application for a variation to reduce the rear setback from 35’ to 22’; to reduce the north side setback from 2’ to 0.75’; to reduce the south side setback from 2’ to 1.75’; and, to reduce the combined side setback from 4.8’ to 2.5’ for a proposed, three-story, single-family residence with a rear, detached, three-car garage with an exterior fireplace and a roof deck which is accessed via an open stair exceeding 6’ in height.
Motion to approve made by the Chairman. Second by Sercye.
Motion carried 5-0; yeas –Swain, Flores, O’Grady, Sercye and Toia.

359-15-Z **Zoning District: RM-5** **Ward: 46**
Applicant: Dominic McGee
Owner: P & A Properties, LLC
Premises Affected: 3725-27 North Fremont Street/849-51 West Bradley Place

Motion to move into closed session pursuant to: (1) Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session; and (2) pursuant to Section 2(c)(21) of the Open Meetings Act for the Board's semi-annual review of its closed session minutes made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Swain, Flores, O'Grady, Sercye and Toia. Meeting went into closed session at 9:00 PM.

Motion to return to open session for voting made by Chairman. Second by Sercye. Motion carried 5-0; yeas – Swain, Flores, O'Grady Sercye and Toia. Meeting returned to open session at 9:45 PM.

The Chairman announced that in closed session, the Board had reviewed the Board's closed session minutes and had determined that the need for confidentiality still existed for all closed minutes.

Motion to approve a written resolution containing findings of fact consistent with the vote of the Board for Rosecrance, Inc.'s application for special use to establish a transitional residence for up to 30 individuals with medical offices located on the ground floor and five, rear, surface parking spaces at 3701 North Ashland & 1556 West Waveland Avenues (Cal. No. 412-15-S) made by the Chairman. Second by O'Grady. Motion carried 5-0; yeas – Swain, Flores, O'Grady, Sercye and Toia.

Motion to approve written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of November 20, 2015 made by the Chairman. Motion carried 5-0; yeas – Swain, Flores, O'Grady, Sercye and Toia.

Motion to adjourn made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Swain, Flores, O'Grady, Sercye and Toia. Meeting adjourned at 9:58 PM.