CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY – MAY 15, 2015 121 NORTH LASALLE STREET – ROOM 200

MINUTES

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Jonathan Swain, Chairman Sol Flores Sam Toia Sheila O'Grady

Chairman Swain called 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 (Swain, Flores, and Toia). O'Grady arrived at 9:25 AM.

Motion to approve minutes from the April 17, 2015 regular meeting made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, Flores and Toia.

Motion to approve April 15, 2015 agenda made by Toia. Second by Flores. Motion carried 3-0; yeas – Swain, Flores, and Toia.

9:00 A.M.

123-15-S Zoning District: B3-1 Ward: 1

Applicant: LaCasa Norte

Owner: Healthcare Alternative Systems, Inc. and Hispanic Management

Organization, Inc.

Premises Affected: 1940-44 North California Avenue

Subject: Application for a special use to establish a 25-bed, temporary, overnight

shelter with additional sleeping available for a maximum of three infants. Motion to approve made by Chairman Swain. Second by Toia. Motion carried 3-0; yeas – Swain, O'Grady, and Toia (Flores

recused).

124-15-Z Zoning District: RS-3 Ward: 21
Applicant: St. James Industrial MB Church of Chicago

Owner: Reverend Warner J. Pitts
Premises Affected: 8539 South Racine Avenue

Subject: Application for a variation to reduce the front setback from 24.16' to 0'

and to reduce the front obstruction setback from 20' to 7' for a proposed, one-story addition to an existing religious assembly facility and 25-space surface parking lot, accessed directly from South Racine Avenue.

Motion to approve made by Chairman Swain. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O'Grady, and Toia.

125-15-Z Zoning District: RS-3 Ward: 21
Applicant: St. James Industrial MB Church of Chicago

Owner: Reverend Warner J. Pitts
Premises Affected: 8539 South Racine Avenue

Subject: Application for a variation to reduce the 30 on-site, accessory parking

spaces by no more than 20% (five spaces) for a proposed, one-story addition to an existing religious assembly facility the surface parking lot will be accessed directly from South Racine Avenue. Motion to approve made by Chairman Swain. Second by O'Grady. Motion carried

4-0; yeas – Swain, Flores, O'Grady, and Toia.

126-15-S Zoning District: B3-2 Ward: 32

Applicant: ProGroup Development, Inc.

Owner: Frank Tripkovich

Premises Affected: 2538 North Ashland Avenue

Subject: Application for a special use to establish a residential use below the

second floor for a proposed, four-story, three-unit building with a two-story, rear, open deck connected to a rear, two-car garage with a rooftop deck. Motion to approve made by Chairman Swain. Second by Flores. Motion carried 4-0; yeas – Swain, Flores, O'Grady, and

Toia.

127-15-Z Zoning District: B3-2 Ward: 32

Applicant: ProGroup Development, Inc.

Owner: Frank Tripkovich

Premises Affected: 2538 North Ashland Avenue

Subject: Application for a variation to reduce the rear setback from 30' to 21.16'

for a proposed, four-story, three-unit building with a two-story, rear, open deck connected to a rear, two-car garage with a rooftop deck. Motion to approve made by Chairman Swain. Second by Toia. Motion

carried 4-0; yeas – Swain, Flores, O'Grady, and Toia.

128-15-Z Zoning District: B3-2 Ward: 32

Applicant: ProGroup Development, Inc.

Owner: Frank Tripkovich

Premises Affected: 2538 North Ashland Avenue

Subject: Application for a variation to allow for the development of a lot whose

minimum area of 2,700 square feet is no less than 90% of the required 3,000 square feet for a proposed, four-story, three-unit building with a two-story, rear, open deck connected to a rear, two-car garage with a rooftop deck. Motion to approve made by Chairman Swain. Second by O'Grady. Motion carried 4-0; yeas – Swain, Flores, O'Grady,

and Toia.

129-15-S Zoning District: C1-2 Ward: 26

Applicant: California Walton, LLC

Owner: California Walton, LLC & Dickens Central Properties, Inc.

Premises Affected: 924-28 North California Avenue

Subject: Application for a special use to establish a residential use below the

second floor for a proposed three-story, six-unit building with an attached, six-car garage. Motion to approve made by Chairman Swain. Second by Flores. Motion carried 4-0; yeas – Swain, Flores,

O'Grady, and Toia.

130-15-Z Zoning District: C1-2 Ward: 26

Applicant: California Walton, LLC

Owner: California Walton, LLC & Dickens Central Properties, Inc.

Premises Affected: 924-28 North California Avenue

Subject: Application for a variation to reduce the east end wall setback from 12' to

2.69' and to reduce the south front wall from 12' to 2.33' for a proposed three-story, six-unit building with an attached, six-car garage. **Motion to approve made by Chairman Swain. Second by Toia. Motion**

carried 4-0; yeas – Swain, Flores, O'Grady, and Toia.

131-15-Z Zoning District: B2-5 Ward: 29

Applicant: 2931-57 North Harlem, LLC

Owner: same as applicant

Premises Affected: 2943-57 North Harlem Avenue

Subject: Application for a variation to reduce the rear setback from 30' to 13.67'

for a proposed, two-story addition to an existing two-story building to allow for the conversion of the building to accommodate 56-units with 56 indoor parking spaces located on the ground floor. Motion to approve made by Chairman Swain. Second by O'Grady. Motion carried

4-0; yeas – Swain, Flores, O'Grady, and Toia.

132-15-Z Zoning District: B2-5 Ward: 29

Applicant: 2931-57 North Harlem, LLC

Owner: same as applicant

Premises Affected: 2943-57 North Harlem Avenue

Subject: Application for a variation to eliminate the one 10' x 25' x 14' off-street

loading space for a proposed, two-story addition to an existing two-story building to allow for the conversion of the building to accommodate 56-units with 56 indoor parking spaces located on the ground floor; a 10' x 25' internal loading space will be provided, but without the 14' height clearance. Motion to approve (subject to the condition stated on the record) made by Chairman Swain. Second by Toia. Motion carried

4-0; yeas - Swain, Flores, O'Grady, and Toia.

133-15-Z Zoning District: RT-4 Ward: 46

Applicant: Troy Leight Same as applicant

Premises Affected: 743 West Bittersweet Place

Subject: Application for a variation to reduce the rear setback from 33' to 5.99' and

to reduce the rear yard open space from 357.5 square feet to 300 square feet for a proposed, three-story, rear addition, with an open, three-story, rear porch, to an existing three-story, three-unit building. **Continued at**

the request of the Applicant until June 17, 2015 at 2:00 PM.

134-15-Z Zoning District: RT-4 Ward: 46

Applicant: Troy Leight **Owner:** same as applicant

Premises Affected: 743 West Bittersweet Place

Subject: Application for a variation to increase the pre-existing floor area of

6,431.4 square feet by no more than 15% (953.6 square feet) for a proposed, three-story, rear addition, with an open, three-story, rear porch, to an existing three-story, three-unit building. **Continued at the request**

of the Applicant until June 17, 2015 at 2:00 PM.

135-15-Z Zoning District: RS-3 Ward: 2

Applicant: Craig & Jill Kouri **Owner:** same as applicant

Premises Affected: 2310 North Southport Avenue

Subject: Application for a variation to maintain the existing building dormer height

of 34' for a proposed, attic dormer addition to an existing three-story, four-unit building being de-converted to accommodate only two-units; proposal also includes the removal of an existing, rear, two-story, enclosed porch and the removal and replacement of an existing, rear, detached, two-car garage with a new, rear, detached, two-car garage. Motion to approve made by Chairman Swain. Second by O'Grady. Motion

carried 4-0; yeas – Swain, Flores, O'Grady, and Toia.

136-15-Z Zoning District: RS-3 Ward: 2

Applicant: Craig & Jill Kouri Same as applicant

Premises Affected: 2310 North Southport Avenue

Subject: Application for a variation to increase the floor area of 3,858 square feet,

in existence 50 years prior to the date of filing, by no more than 15% (247 square feet) for a proposed, attic dormer addition to an existing three-story, four-unit building being de-converted to accommodate only two-units; proposal also includes the removal of an existing, rear, two-story, enclosed porch and the removal and replacement of an existing, rear, detached,

two-car garage with a new, rear, detached, two-car garage. Motion to approve made by Chairman Swain. Second by Flores. Motion carried 4-0; yeas – Swain, Flores, O'Grady, and Toia.

137-15-S Zoning District: B3-5 Ward: 27
Applicant: Acor Innovative Solutions/DBA Urbane Blades

Owner: Orleans Property Holdings, LLC

Premises Affected: 948 North Orleans Street

Subject: Application for a special use to establish a barber shop. Motion to

approve made by Chairman Swain. Second by Toia. Motion

carried 4-0; yeas - Swain, Flores, O'Grady, and Toia.

138-15-S Zoning District: B1-1 Ward: 13

Applicant: Chicago Board of Education

Owner: Brothers C&S, LLC
Premises Affected: 4014-28 West 59th Street

Subject: Application for a special use to expand an existing pre-school at this

location. Motion to approve made by Chairman Swain. Second by O'Grady. Motion carried 4-0; yeas - Swain, Flores, O'Grady, and

Toia.

139-15-Z Zoning District: B1-3 Ward: 48

Applicant: Addivy Properties, LLC
Owner: same as applicant
Premises Affected: 5451 North Broadway

Subject: Application for a variation to establish a public place of amusement within

125' of an RS-3, Residential Single-Unit (Detached House) District. **Motion to approve made by Chairman Swain. Second by Flores.**

Motion carried 4-0; yeas – Swain, Flores, O'Grady, and Toia.

140-15-Z Zoning District: RM-5.5 Ward: 35

Applicant: Parker Kimball, LLC **Owner:** same as applicant

Premises Affected: 2722-24 North Kimball Avenue

Subject: Application for a variation to reduce the six, on-site, required, accessory

parking spaces by the greater of no more than 20% or five spaces (a reduction of four spaces is requested) for a proposed, four-unit addition to an existing, 12-unit building that is greater than 50 years old. **Motion to approve made by Chairman Swain. Second by Toia. Motion**

carried 4-0; yeas – Swain, Flores, O'Grady, and Toia.

141-15-Z Zoning District: RT-4 Ward: 43

Applicant: Joseph Pultz **Owner:** same as applicant

Premises Affected: 2102 North Kenmore Avenue

Subject:

Application for a variation to reduce the rear setback from 34.68' to 0' (at the southwest part of the lot); to reduce the rear setback from 34.68' to 23.91 (at the northwest part of the lot); and, to reduce the side setback from 5' to 0' for a proposed, one-story breezeway connecting an existing, one and two-story, single-family residence with an existing, rear, two-car garage. Continued at the request of the Applicant until September 18, 2015 at 2:00 PM.

142-15-Z Zoning District: RS-3 Ward: 43

Applicant: BCL Home Rehab, LLC

Owner: same as applicant

Premises Affected: 1236 West Altgeld Street

Subject: Application for a variation to increase the pre-existing floor area of 4,212

square feet by no more than 15% (538 square feet) for a proposed, two-story, rear addition to an existing two-unit building being converted to a single-family residence; a rear, two-car garage with a roof deck will also be constructed. Motion to approve made by Chairman Swain. Second by O'Grady. Motion carried 4-0; yeas – Swain, Flores,

O'Grady, and Toia.

143-15-Z Zoning District: RS-3 Ward: 43

Applicant: BCL Home Rehab, LLC

Owner: same as applicant

Premises Affected: 1236 West Altgeld Street

Subject: Application for a variation to reduce the rear setback from 28' to 8.54'; to

reduce the west side setback from 2.4' to 0'; to reduce the east side setback from 2.4' to 0'; and, to reduce the combined side setback from 6' to 0' for a proposed, two-story, rear addition to an existing two-unit building being converted to a single-family residence; a rear, two-car garage with a roof deck will also be constructed, upon which will be located the 225 square feet of rear yard open space. Motion to approve made by Chairman Swain. Second by Flores. Motion carried 4-0;

yeas - Swain, Flores, O'Grady, and Toia.

144-15-Z Zoning District: RS-3 Ward: 32

Applicant: Dourk and Bahar Seur **Owner:** same as applicant

Premises Affected: 1223 West Wellington Avenue

Subject: Application for a variation to reduce the west side setback from 2' to 0.47'

and to reduce the combined side setback from 5' to 2.7' for a proposed third floor (with an open balcony and stairs) rear addition to an existing two and one half-floor, single-family residence with an existing, rear, detached, two-car garage. Motion to approve made by Chairman Swain. Second by Toia. Motion carried 4-0; yeas – Swain, Flores,

O'Grady, and Toia.

145-15-Z Zoning District: RS-3 Ward: 32

Applicant: Dourk and Bahar Seur Same as applicant

Premises Affected: 1223 West Wellington Avenue

Subject: Application for a variation to increase the pre-existing floor area of

3,093.34 square feet by no more than 15% (277.48 square feet) for a proposed third floor (with an open balcony and stairs) rear addition to an existing two and one half-floor, single-family residence with an existing, rear, detached, two-car garage. Motion to approve made by Chairman Swain. Second by O'Grady. Motion carried 4-0; yeas – Swain,

Flores, O'Grady, and Toia.

146-15-S Zoning District: RM-5/C1-3 Ward: 3

Applicant: 300 East 51st, LLC **Owner:** same as applicant **Premises Affected:** 320 East 51st Street

Subject: Application for a special use to establish a 32-space, non-required,

accessory parking lot to serve the restaurant located at 300-14 East 51st Street. Motion to approve made by Chairman Swain. Second by O'Grady. Motion carried 3-0; yeas – Swain, Flores, and O'Grady

(Toia recused).

147-15-Z Zoning District: B1-2 Ward: 47

Applicant: Silvie's Vardar Pub, Inc. **Owner:** Dragan Mitrovich

Premises Affected: 1900-02 West Irving Park Road

Subject: Application for a variation to establish a public place of amusement within

125' of an RS-3, Residential Single-Unit (Detached House) District. Motion to approve made by Chairman Swain. Second by Flores.

Motion carried 4-0; yeas – Swain, Flores, O'Grady, and Toia.

148-15-Z Zoning District: RS-2 Ward: 19

Applicant: Niall McGrath **Owner:** same as applicant **Premises Affected:** 3640 West 107th Street

Subject: Application for a variation to reduce the west side setback from 5' to 4'; to

reduce the east side setback from 5' to 4'; and, to reduce the combined side setback from 15' to 8' for a proposed, two-story, single-family residence with a front, attached two-car garage that is accessed directly from West 107th Street. **Motion to approve made by Chairman Swain.** Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O'Grady,

and Toia.

149-15-Z Zoning District: RT-3.5 Ward: 1

Applicant: Michael McInerney

Owner: same as applicant

Premises Affected: 1639-47 West Grand Avenue

Subject: Application for a variation to reduce the rear setback from 30' to 10.5' for

a proposed, four-story, 18-unit building with ground floor commercial space and 15 parking spaces, also located on the first floor. **Motion to approve made by Chairman Swain.** Second by O'Grady. Motion

carried 4-0; yeas - Swain, Flores, O'Grady, and Toia.

150-15-Z Zoning District: RT-3.5 Ward: 1

Applicant: Michael McInerney **Owner:** same as applicant

Premises Affected: 1639-47 West Grand Avenue

Subject: Application for a variation to reduce the 18 on-site, accessory parking

spaces by no more than 20% (three spaces) for a proposed, four-story, 18-unit building with ground floor commercial space and 15 parking spaces, also located on the first floor. **Motion to approve made by Chairman Swain.** Second by Flores. Motion carried 4-0; yeas –

Swain, Flores, O'Grady, and Toia.

151-15-Z Zoning District: RT-4 Ward: 43

Applicant: John Morgan **Owner:** same as applicant

Premises Affected: 1961 North Dayton Avenue

Subject: Application for a variation to reduce the rear setback from 35' to 13.09'; to

reduce the north side setback from 2' to 0'; to reduce the south side setback from 2' to 0'; and, to reduce the combined side setback from 4.8' to 0' for a proposed, three-story, single-family residence with a proposed, rear, two-car garage with a roof deck, connected to the single-family residence via a patio elevated 4' above grade. Motion to approve made by Chairman Swain. Second by Toia. Motion carried 4-0; yeas –

Swain, Flores, O'Grady, and Toia.

152-15-S Zoning District: PMD-4A Ward: 27

Applicant: LCR Capital, LLC **Owner:** Robert Ryan

Premises Affected: 1930 West Hubbard Street

Subject: Application for a special use to establish a sports and recreation indoor

youth swim training facility Motion to approve made by Chairman Swain. Second by O'Grady. Motion carried 4-0; yeas – Swain,

Flores, O'Grady, and Toia.

153-15-Z Zoning District: RS-3 Ward: 32

Applicant: Stephen Dillinger **Owner:** same as applicant

Premises Affected: 1839 North Leavitt Street

Subject: Application for a variation to increase the pre-existing floor area of

3,150.48 square feet by no more than 15% (152.99 square feet) for a proposed, rear, attached one-car garage upon which will be located the 225 square feet of rear yard open space via a roof deck. Motion to approve made by Chairman Swain. Second by Toia. Motion carried 4-0;

yeas - Swain, Flores, O'Grady, and Toia.

154-15-Z Zoning District: RS-3 Ward: 32

Applicant: Stephen Dillinger **Owner:** same as applicant

Premises Affected: 1839 North Leavitt Street

Subject: Application for a variation to reduce the rear setback from 28' to 3.79';

north side setback from 2' to 0'; to reduce the parking space setback from the alley from 2' to 0.28'; to reduce the north side setback from 2' to 0'; and, to reduce the combined side setback from 4.8' to 2.8' for a proposed, rear, attached one-car garage upon which will be located the 225 square feet of rear yard open space via a roof deck. Motion to approve made by Chairman Swain. Second by O'Grady. Motion carried 4-0; yeas

- Swain, Flores, O'Grady, and Toia.

155-15-Z Zoning District: RS-2 Ward: 30

Applicant: Philip Black **Owner:** same as applicant

Premises Affected: 3616 North Harding Avenue

Subject: Application for a variation to reduce the south side setback from 5' to

1.27' and to reduce the combined side setback from 15' to 8.42' for a proposed, rear, two-story addition, with a side, first floor porch/walkway and a second floor balcony, to an existing, two-story, single-family residence; the existing, rear, detached, three-car garage will remain. Continued at the request of the Alderman until July 17, 2015 at 2:00

PM.

The Chairman moved to recess for lunch at 11:45 PM. Second by O'Grady. Motion carried 4-0; yeas -- Swain, Flores, O'Grady, and Toia.

2:00 P.M.

The Board reconvened for the afternoon session at 2:05 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with three members present (Swain, Flores, and Toia). O'Grady arrived at 2:50 PM.

156-14-S Zoning District: B3-1 Ward: 36

Applicant: Stephen Costa

Owner: Fred E. and Gail Burkhardt

Premises Affected: 6027 West Addison Street

Subject: Application for a special use to establish a tattoo parlor. Motion to

approve made by Chairman Swain. Second by Flores. Motion

carried 4-0; yeas - Swain, Flores, O'Grady, and Toia.

157-14-Z Zoning District: RS-3 Ward: 32

Applicant: Joshua Crain **Owner:** same as applicant

Premises Affected: 2451 North Richmond Street

Subject: Application for a variation to increase the 30' building height maximum

by no more than 10% (1.75°) to accommodate the improvements already made to an existing, two-story, single-family residence. **Motion to approve made by Chairman Swain. Second by Toia. Motion**

carried 4-0; yeas - Swain, Flores, O'Grady, and Toia.

158-15-S Zoning District: B3-1 Ward: 13

Applicant: Parth 13, Inc.

Owner: Chicago Title Land Trust Company, No. 95-4088

Premises Affected: 6523-49 South Cicero Avenue

Subject: Application for a special use to establish a 70-room hotel with 25

accessory, on-site, parking spaces. Motion to approve made by Chairman Swain. Second by O'Grady. Motion carried 4-0; yeas –

Swain, Flores, O'Grady, and Toia.

159-15-Z Zoning District: DX-12 Ward: 42

Applicant: SMASHotels Chicago, LLC

Owner: same as applicant

Premises Affected: 224-28 East Ontario Street

Subject: Application for a variation to eliminate the one 10' x 50' x 14' off-street

loading space for a proposed, 20-story hotel; a 10' x 26' x 9' off-street loading space will be provided. Motion to approve made by Chairman Swain. Second by Flores. Motion carried 4-0; yeas – Swain, Flores,

O'Grady, and Toia.

160-15-A Zoning District: RT-4 Ward: 2

Applicant: Mark Rodgers and JoAnne Sorisho

Owner: same as applicant

Premises Affected: 1136 North Winchester Avenue

Subject: Appeal of a decision by the Zoning Administrator that the proposed

reconfiguration and renovation of the existing coach house at this address constituted an unpermitted expansion of a non-conforming structure. Motion to uphold the decision of the Zoning Administrator made by Chairman Swain. Second by Toia. Motion carried 3-0; yeas – Swain, Flores, and Toia (Zoning Administrator's decision upheld).

161-15-A Zoning District: B3-2 Ward: 27

Applicant: Lakeshore Outdoor Advertising, Inc.

Owner: Chicago Title Land Trust Company, No. A7801114578

Premises Affected: 833 North Milwaukee Avenue

Subject: Appeal of a decision by the Zoning Administrator to refuse the granting of

non-conforming status to an off-premise advertising sign at this location. Motion to overturn the decision of the Zoning Administrator made by Chairman Swain. Second by Toia. Motion carried 3-0; yeas – Swain, Flores, and Toia (Zoning Administrator's decision overturned)

162-15-Z Zoning District: B3-5 Ward: 27

Applicant: Larrabee Partners, LLC **Owner:** same as applicant

Premises Affected: 943 North Crosby/934 North Larrabee Streets

Subject: Application for a variation to reduce the on-site, accessory parking spaces

by no more than 20% (five) for a proposed, four-story office building with ground floor commercial space and 22 indoor parking spaces, also located on the ground floor. Motion to approve made by Chairman Swain. Second by O'Grady. Motion carried 4-0; yeas – Swain, Flores,

O'Grady, and Toia.

163-15-Z Zoning District: RS-3 Ward: 47

Applicant: Greymark Development Group, LLC
Owner: John Pitts and Elizabeth Strauch
Premises Affected: 1763 West Cullom Avenue

Subject: Application for a variation to reduce the rear setback from 25.9' to 0' and

to allow for the 225 square feet of rear yard open space to be established on the roof of a proposed, rear, three-car garage with a rooftop deck and attached to a proposed, two-story single-family residence. Motion to approve made by Chairman Swain. Second by Flores. Motion

carried 4-0; yeas - Swain, Flores, O'Grady, and Toia.

164-15-Z Zoning District: RM-5 Ward: 43

Applicant: RT Real Estate, LLC **Owner:** same as applicant

Premises Affected: 1838 North Cleveland Avenue

Subject: Application for a variation to reduce the rear setback from 33.32' to

18.83'; to reduce the north side setback from 2' to 0'; and, to reduce the combined side setback from 4.8' to 3' for a proposed, three-story, single-family residence connected to a proposed, rear, two-car garage with a roof deck. Continued at the request of the Applicant until August

21, 2015 at 2:00 PM.

165-15-Z Zoning District: C1-5 Ward: 27

Applicant: RSA-Randolph, LLC

Owner: same as applicant

Premises Affected: 1342 West Randolph Street

Subject: Application for a variation to increase the 70' building height maximum

by no more than 10% (to 77') for the addition of a seventh floor, containing two units, to an existing, six-story, 22-unit building with ground floor retail space and a 23-car, first floor, rear garage, accessed from North Ada Street. **Motion to approve made by Chairman Swain.** Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O'Grady,

and Toia.

166-15-Z Zoning District: RS-3 Ward: 32

Applicant: 1857 W. Dickens, LLC **Owner:** same as applicant

Premises Affected: 1857 West Dickens Avenue

Subject: Application for a variation to increase the pre-existing floor area of

4,213.26 square feet by no more than 15% (495.66 square feet) for a proposed, fourth floor addition to the existing three-story, four-unit, front building. Motion to approve made by Chairman Swain. Second by O'Grady. Motion carried 4-0; yeas – Swain, Flores, O'Grady, and

Toia.

167-15-Z Zoning District: RS-3 Ward: 32

Applicant: 1857 W. Dickens, LLC **Owner:** same as applicant

Premises Affected: 1857 West Dickens Avenue

Subject: Application for a variation to increase the 45' building height maximum

by no more than 10% (4.5') for a proposed, fourth floor addition to the existing three-story, four-unit, front building. Motion to approve made by Chairman Swain. Second by Flores. Motion carried 4-0; yeas –

Swain, Flores, O'Grady, and Toia.

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. **Continued at the**

request of the Applicant until July 17, 2015 at 2:00 PM.

15-15-S Zoning District: PMD-9 Ward: 37

Applicant: S. Bar Sinister, LLC **Owner:** same as applicant

Premises Affected: 1238-1300 North Kostner Avenue

Subject: Application for a special use to expand an existing Class IV-B recycling

facility. Continued at the request of the Applicant until July 17, 2015

at 2:00 PM.

17-15-S Zoning District: DX-7 Ward: 25

Applicant: POGN, LLC
Owner: same as applicant
Premises Affected: 220 South Green Street

Subject: Application for a special use to establish a non-accessory parking garage

for 24 spaces in a proposed 156-space parking garage at this location; the remaining 132 spaces will serve for the exclusive use of the 60 units to be located in this proposed 10-story building. **Continued at the request of**

the Applicant until June 19, 2015 at 2:00 PM.

18-15-Z Zoning District: DX-7 Ward: 25

Applicant: POGN, LLC
Owner: same as applicant
Premises Affected: 220 South Green Street

Subject: Application for a variation to reduce the rear setback from 30' to 15'; to

reduce the rear setback off of the alley for a garage entrance from 2' to 0'; and, to eliminate the one required, off-street 10' x 14' x 25' loading berth for a proposed, 10-story, 60-unit building with a 156-space parking garage located on the first three floors. **Continued at the request of the**

Applicant until June 19, 2015 at 2:00 PM.

43-15-S Zoning District: B1-3 Ward: 4

Applicant:Dolyva Properties, LLCOwner:Toia Building Properties, LPPremises Affected:3102 South Giles Avenue

Subject: Application for a special use to establish a residential use below the

second floor for a proposed four-story, eight-unit building with eight, rear surface parking spaces. Continued at the request of the Applicant

until September 18, 2015 at 2:00 PM.

44-15-S Zoning District: B1-3 Ward: 4

Applicant: Dolyva Properties, LLC

Owner: Toia Building Properties, LP

Premises Affected: 3108 South Giles Avenue

Subject: Application for a special use to establish a residential use below the

second floor for a proposed four-story, eight-unit building with eight, rear surface parking spaces. **Continued at the request of the Applicant**

until September, 2015 at 2:00 PM.

45-15-Z Zoning District: B1-3 Ward: 4

Applicant: Dolyva Properties, LLC

Owner: Toia Building Properties, LP **Premises Affected:** 3108 South Giles Avenue

Subject: Application for a variation to reduce the front setback from 8.75' to 0' for

a proposed four-story, eight-unit building with eight, rear surface parking spaces. Continued at the request of the Applicant until September 18,

2015 at 2:00 PM.

63-15-S Zoning District: B1-3 Ward: 43

Applicant: Lirim Jacob Tehillim **Owner:** 2460-68 Clark, LLC

Premises Affected: 2468 North Clark Street, Suite A

Subject: Application for a special use to establish a nail and hair salon.

Withdrawn at the request of the Applicant.

72-15-S Zoning District: DR-3 Ward: 42

Applicant: Villa Celeste, LLC **Owner:** same as applicant

Premises Affected: 67 East Cedar Street, Lower Level and First Floor

Subject: Application for a special use to establish one vacation rental unit in the

duplex down (lower level and first floor) unit of the existing, three-story, two-unit building. Motion to deny made by Chairman Swain. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O'Grady,

and Toia (Application denied).

73-15-S Zoning District: DR-3 Ward: 42

Applicant: Villa Celeste, LLC **Owner:** same as applicant

Premises Affected: 67 East Cedar Street, Second and Third Floor

Subject: Application for a special use to establish one vacation rental unit in the

duplex up (second and third floor) unit of the existing, three-story, two-unit building. Motion to deny made by Chairman Swain. Second by O'Grady. Motion carried 4-0; yeas – Swain, Flores,

O'Grady, and Toia (Application denied).

116-15-Z Zoning District: RM-4.5 Ward: 2

Applicant: Barrett Homes, LLC **Premises Affected:** 1702 North Burling Street

Subject: Application for a variation to reduce the front setback from 12.48' to

6.66'; to reduce the rear setback from 29.12' to 0'; to reduce the north side setback from 2.88' to 0.33'; to reduce the combined side setback from 7.2' to 4.66'; and, to reduce the rear yard open space from 243.36 square feet to 0 square feet for a proposed, three-story, single-family home with a rear, attached, three-car garage with a roof deck. **Motion to approve made by Chairman Swain.** Second by Toia. Motion carried 4-0; yeas –

Swain, Flores, O'Grady, and Toia.

117-15-Z Zoning District: RM-4.5 Ward: 2

Applicant: Barrett Homes, LLC **Owner:** same as applicant

Premises Affected: 1722 North Burling Street

Subject: Application for a variation to reduce the front setback from 12.48' to

7.91'; to reduce the rear setback from 29.12' to 0'; to reduce the north side setback from 2.88' to 0.33'; to reduce the combined side setback from 7.2' to 4.66'; and, to reduce the rear yard open space from 243.36 square feet to 0 square feet for a proposed, three-story, single-family home with a rear, attached, three-car garage with a roof deck. **Motion to approve made by Chairman Swain.** Second by O'Grady. Motion carried 4-0; yeas –

Swain, Flores, O'Grady, 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. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O'Grady, and Toia. Meeting went into closed session at 7:35 PM.

Motion to return to open session for voting made by Chairman. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O'Grady, and Toia. Meeting returned to open session at 7:45 PM.

Motion to defer approval of written resolutions containing finds of fact consistent with the votes of the Board at its regular meetings of April 17, 2015 until the Board's May 28, 2015 special meeting made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O'Grady, and Toia.

Motion to adjourn made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O'Grady, and Toia. Meeting adjourned at 7:55 PM.