PHYSICALLY PRESENT FOR ALL PORTIONS

Jonathan Swain, Chairman
Sol Flores
Sam Toia

9:00 A.M.

Chairman Swain called the meeting to order at 9:41 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with three members present (Swain, Flores, and Toia).

Motion to approve minutes from December 19, 2014 regular meeting made by Chairman Swain. Second by Toia. Motion carried 3-0. Motion to approve January 16, 2015 agenda made by Chairman Swain. Second by Flores. Motion carried 3-0.

1-15-Z
Zoning District: RT-4
Ward: 2
Applicant: Kauri Property Management, LLC
Owner: same as applicant
Premises Affected: 2142 North Magnolia Avenue
Subject: Application for a variation to reduce the south side setback from 2’ to 0’; to reduce the combined side setback from 5’ to 2.92’; and, to reduce the rear setback from 35’ to 23.17’ for a proposed three-story, rear, addition with an open, two-story, rear deck on an existing, three-story, single-family residence connected to a proposed two-car garage via a second floor catwalk. Continued until March 20, 2015 at 2:00 PM.

2-15-Z
Zoning District: RS-3
Ward: 5
Applicant: 5557-59 S University, LLC
Owner: same as applicant
Premises Affected: 5557-59 South University Avenue
Subject: Application for a variation to reduce the rear setback from 24.78’ to 7.76’; to reduce the rear yard open space from 1,575 square feet to 0 square feet; to exceed the maximum floor area of 6,217 square feet by not more than 15% (813 square feet); and, to increase the maximum height of 30’ by not more than 10% (3’) for a three-story, rear addition and a three-story, rear,
open porch added to an existing three-story, seven-unit building. **Approved 3-0; yeas – Swain, Flores, and Toia.**

<table>
<thead>
<tr>
<th>Zoning District:</th>
<th>M2-2</th>
<th>Ward: 29</th>
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<tbody>
<tr>
<td><strong>3-15-S</strong></td>
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<tr>
<td>Applicant:</td>
<td>Central Metal Recycling, LLC</td>
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<tr>
<td>Owner:</td>
<td>Chicago Property Venture, LLC</td>
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<tr>
<td>Premises Affected:</td>
<td>5618 West Fillmore Street</td>
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<tr>
<td>Subject:</td>
<td>Application for a special use to operate a Class IV-A recycling facility. <strong>Approved 3-0; yeas – Swain, Flores, and Toia.</strong></td>
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<thead>
<tr>
<th>Zoning District:</th>
<th>RM-4.5</th>
<th>Ward: 1</th>
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</thead>
<tbody>
<tr>
<td><strong>4-15-Z</strong></td>
<td></td>
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<tr>
<td>Applicant:</td>
<td>West Ancona, Inc.</td>
<td></td>
</tr>
<tr>
<td>Owner:</td>
<td>same as applicant</td>
<td></td>
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<tr>
<td>Premises Affected:</td>
<td>1337 West Ancona Street</td>
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<tr>
<td>Subject:</td>
<td>Application for a variation to reduce the front setback from 7.2’ to 0’; to reduce the front obstruction setback from 20’ to 0’; to reduce the rear setback from 16.8’ to 8’; to reduce the west side setback from 2’ to 0’; to reduce the combined side setback from 4.8’ to 3’; and, to reduce the rear yard open space from 93 square feet to 60 square feet for a proposed, two-story, single-family residence with a below-grade, two car garage accessed directly from West Ancona Street. <strong>Approved 3-0; yeas – Swain, Flores, and Toia.</strong></td>
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<tr>
<th>Zoning District:</th>
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<th>Ward: 1</th>
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<tbody>
<tr>
<td><strong>5-15-Z</strong></td>
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<tr>
<td>Applicant:</td>
<td>West Ancona, Inc.</td>
<td></td>
</tr>
<tr>
<td>Owner:</td>
<td>same as applicant</td>
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</tr>
<tr>
<td>Premises Affected:</td>
<td>1339 West Ancona Street</td>
<td></td>
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<tr>
<td>Subject:</td>
<td>Application for a variation to reduce the front setback from 7.2’ to 0’; to reduce the front obstruction setback from 20’ to 0’; to reduce the rear setback from 16.8’ to 8’; to reduce the east side setback from 2’ to 0’; to reduce the combined side setback from 4.8’ to 3’; and, to reduce the rear yard open space from 93 square feet to 60 square feet for a proposed, two-story, single-family residence with a below-grade, two car garage accessed directly from West Ancona Street. <strong>Approved 3-0; yeas – Swain, Flores, and Toia.</strong></td>
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<tr>
<th>Zoning District:</th>
<th>RT-4</th>
<th>Ward: 1</th>
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<tbody>
<tr>
<td><strong>6-15-Z</strong></td>
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<tr>
<td>Applicant:</td>
<td>The Alverna Group, LLC</td>
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<tr>
<td>Owner:</td>
<td>same as applicant</td>
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<tr>
<td>Premises Affected:</td>
<td>1050 North Paulina Street</td>
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<tr>
<td>Subject:</td>
<td>Application for a variation to reduce the rear setback from 38.54’ to 21.2’ for a proposed three-story, three-unit building with a three-story, open, rear deck connected to a proposed three-car garage via a second floor catwalk. <strong>Denied 3-0; yeas (for motion to deny) – Swain, Flores, and Toia.</strong></td>
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</tbody>
</table>
Applicant:  Devangna Kapadia and Alpesh Kapadia
Owner:  same as applicant
Premises Affected:  711 South Lytle Street
Subject:  Application for a variation to reduce the north side setback from 8.18’ to 0’; to reduce the rear setback from 23.5’ to 0’; and, to reduce the front setback from 10’ to 0’ for the proposed conversion of an open, rear porch into enclosed living space, the construction of a two-story set of stairs in the north side yard and the establishment of a 6’ concrete fence along the front property line as part of the proposed conversion of a two-story, two-unit building into a single-family residence.  Approved 3-0; yeas – Swain, Flores, and Toia.

Applicant:  Jorge Marban
Owner:  Crawford Real Estate Services, Inc.
Premises Affected:  6310 West Grand Avenue
Subject:  Application for a variation to establish a public place of amusement license for a proposed indoor soccer facility located within 125’ of an RS-3 Residential Single-Unit (Detached House) District.  Continued until February 20, 2015 at 2:00 PM.

9-15-S  Zoning District: B3-2  Ward: 6
Applicant:  Lucas Mawutodji
Owner:  Chicago Title Land Trust Company, No. 1095177
Premises Affected:  545 East 79th Street
Subject:  Application for a special use to establish a hair braiding salon.  Approved 3-0; yeas – Swain, Flores, and Toia.

Applicant:  Maria R. Sanchez & Lilia Gonzalez
Owner:  Kimos Gabrielatos
Premises Affected:  4056 North Lincoln Avenue
Subject:  Application for a special use to establish a nail salon.  Approved 3-0; yeas – Swain, Flores, and Toia.

11-15-S  Zoning District: B3-3  Ward: 2
Applicant:  Bang Salon4, LLC
Owner:  Chabad Living Room, LLC
Premises Affected:  1630 North Milwaukee Avenue
Subject: Application for a special use to establish a hair salon. Continued until February 20, 2015 at 2:00 PM.

12-15-S
Applicant: Stranded Beauty and Barber, LLC
Owner: 2517 N. Halsted, #3
Premises Affected: 2517 North Halsted Street
Subject: Application for a special use to establish a barber shop. Approved 3-0; yeas – Swain, Flores, and Toia.

13-15-Z
Applicant: First Unitarian Society of Chicago
Owner: same as applicant
Premises Affected: 5638-50 South Woodlawn Avenue
Subject: Application for a variation to reduce the rear setback from 50’ to 0’; to reduce the north side setback from 5’ to 0’; to reduce the south side setback from 5’ to 0’; and, to reduce the combined side setback from 41.26’ to 0’ for the property at 5650 South Woodlawn Avenue; and, to reduce the rear setback from 49.74’ to 0’; to reduce the north side setback from 5’ to 3.8’; to reduce the south side setback from 5’ to 0’; and, to reduce the combined side setback from 13.37’ to 3.8’ for the property at 5638 South Woodlawn Avenue to allow for the proposed sub-division of the one existing zoning lot at 5638-50 South Woodlawn Avenue. Approved 3-0; yeas – Swain, Flores, and Toia.

14-15-Z
Applicant: Ivan Dimov
Owner: same as applicant
Premises Affected: 1723 West Altgeld Street
Subject: Application for a variation to exceed the existing floor area of 3,461 square feet by not more than 15%, to 3,892 square feet, for the proposed conversion of existing attic space into the upper floor of a duplex unit in an existing two-story, two-unit building. Approved 3-0; yeas – Swain, Flores, and Toia.

15-15-S
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 until March 20, 2015 at 2:00 PM.

CONTINUANCES
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. **Approved 3-0 subject to the conditions specified on record; yeas – Swain, Flores, and Toia.**

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. **Approved 3-0 subject to the conditions specified on the record; yeas – Swain, Flores, and Toia.**

Zoning District: RS-3 Ward: 40

Applicant: CSW Career Academy – Culinary Arts High School
Owner: 180 N. Wabash, LLC
Premises Affected: 180 North Wabash Avenue
Subject: Application for a special use to establish a culinary arts high school on the top floor of an existing eight-story building. **Approved 3-0; yeas – Swain, Flores, and Toia.**
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<thead>
<tr>
<th>Date</th>
<th>Zoning District</th>
<th>Ward</th>
<th>Applicant</th>
<th>Owner</th>
<th>Premises Affected</th>
<th>Subject</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>17-15-S</td>
<td>DX-7</td>
<td>25</td>
<td>POGN, LLC</td>
<td>same as applicant</td>
<td>220 South Green Street</td>
<td>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. <strong>Continued until February 20, 2015 at 2:00 PM.</strong></td>
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<tr>
<td>18-15-Z</td>
<td>DX-7</td>
<td>25</td>
<td>POGN, LLC</td>
<td>same as applicant</td>
<td>220 South Green Street</td>
<td>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. <strong>Continued until February 20, 2015 at 2:00 PM.</strong></td>
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<tr>
<td>19-15-S</td>
<td>C1-2</td>
<td>25</td>
<td>Cill Dara Construction, LLC</td>
<td>same as applicant</td>
<td>1806 South Throop Street</td>
<td>Application for a special use to establish a residential use below the second floor for a proposed two-story, single-family residence with a rear, detached, two-car garage. <strong>Approved 3-0; yeas – Swain, Flores, and Toia.</strong></td>
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<tr>
<td>20-15-S</td>
<td>PMD-9</td>
<td>37</td>
<td>Industrial Metal Enterprise, Inc.</td>
<td>901 N. Kilpatrick, LLC</td>
<td>4701-29 West Iowa Street</td>
<td>Application for a special use to establish a Class IV-A recycling facility. <strong>Continued until April 17, 2015 at 2:00 PM.</strong></td>
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<tr>
<td>21-15-Z</td>
<td>DR-7</td>
<td>2</td>
<td>MD’s &amp; We’re Not Doctors, Inc./DBA Pizano’s Pizza &amp; Pasta I</td>
<td>Chicago Title Land Trust Company, No. 24360</td>
<td>864-66 North State Street</td>
<td>Application for a variation to expand an existing non-conforming eating and drinking establishment. <strong>Continued until February 20, 2015 at 2:00 PM.</strong></td>
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</tbody>
</table>
Zoning District: C1-2    Ward: 32
Applicant: Keeper Property Holdings, LLC
Owner: same as applicant
Premises Affected: 2706 North Ashland Avenue
Subject: Application for a special use to establish a residential use below the second floor for a proposed three-story, three-unit building with an open, three-story rear deck connected to a rear, three-car garage with a roof top deck. Approved 3-0; yeas – Swain, Flores, and Toia.

Zoning District: C1-2    Ward: 32
Applicant: Keeper Property Holdings, LLC
Owner: same as applicant
Premises Affected: 2706 North Ashland Avenue
Subject: Application for a variation to reduce the minimum lot area to no less than 90% of required 3,000 square feet (2,795 square feet); to reduce the rear setback from 30’ to 21.67’; and, to increase the area occupied by an accessory building in the required rear setback (468 square feet) by no more than 10% to 512 square feet for a proposed three-story, three-unit building with an open, three-story rear deck connected to a rear, three-car garage with a roof top deck. Approved 3-0; yeas – Swain, Flores, and Toia.

Zoning District: B3-2    Ward: 32
Applicant: Keeper Property Holdings, LLC
Owner: same as applicant
Premises Affected: 3046 North Ashland Avenue
Subject: Application for a special use to establish a residential use below the second floor for a proposed three-story, three-unit building with an open, three-story rear deck connected to a rear, three-car garage with a roof top deck. Approved 3-0; yeas – Swain, Flores, and Toia.

Zoning District: B3-2    Ward: 32
Applicant: Keeper Property Holdings, LLC
Owner: same as applicant
Premises Affected: 3046 North Ashland Avenue
Subject: Application for a variation to reduce the minimum lot area to no less than 90% of required 3,000 square feet (2,795 square feet); to reduce the rear setback from 30’ to 21.67’; and, to increase the area occupied by an accessory building in the required rear setback (486 square feet) by no more than 10% to 534 square feet for a proposed three-story, three-unit building with an open, three-story rear deck connected to a rear, three-car garage with a roof top deck. Approved 3-0; yeas – Swain, Flores, and Toia.
26-15-Z  
**Zoning District:** DX-5  
**Ward:** 3  
**Applicant:** Chicago Investments RE, LLC  
**Owner:** State and Wabash RE, LLC  
**Premises Affected:** 2001 South State Street  
**Subject:** Application for a variation to reduce the 22 parking spaces minimum by no more than 20% to 18 parking spaces for the proposed conversion of an existing two and four-story commercial building to accommodate 22 residential units with two, enclosed, parking spaces and retail space on the ground floor.  
Approved 3-0; yeas – Swain, Flores, and Toia.

27-15-S  
**Zoning District:** DX-5  
**Ward:** 3  
**Applicant:** Chicago Investments RE, LLC  
**Owner:** State and Wabash RE, LLC  
**Premises Affected:** 2000 South Wabash Avenue  
**Subject:** Application for a special use to establish 16 parking spaces to serve the proposed conversion of an existing two and four-story commercial building to accommodate 22 residential units with two, enclosed, parking spaces and retail space on the ground floor located at 2001 South State Street.  
Approved 3-0; yeas – Swain, Flores, and Toia.

**CONTINUANCES**

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 March 20, 2015 at 2:00 PM.

235-14-A  
**Zoning District:** B3-1  
**Ward:** 35  
**Applicant:** Outdoor Impact, Inc.  
**Owner:** Andrew Gerber  
**Premises Affected:** 3132 North Kedzie Avenue  
**Subject:** Application to appeal the decision of the Zoning Administrator in refusing to allow the establishment of an off-premise advertising sign measuring 52’ x 19’.  
Continued until April 17, 2015 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.  
Second by Toia.  
Motion carried 3-0.  
Meeting went into closed session at 3:25 PM.
Motion to return to open session for voting made by Chairman. Second by Flores. Motion carried 3-0. Meeting returned to open session at 3:43 PM.

Motion to adjourn made by Swain. Second by Flores. Motion carried 3-0. Meeting adjourned at 3:50 PM.