

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS  
FRIDAY – March 20, 2015  
121 North LaSalle Street – Room 200**

**MINUTES**

**PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS**

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

**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 (Swain, Flores, and Toia). O’Grady arrived at 9:20 AM. Budzinski arrived at 9:20 AM.**

**Motion to approve minutes from the February 20, 2015 regular meeting made by Chairman Swain. Second by Toia. Motion carried 3-0; yeas – Swain, Flores and Toia. Motion to approve March 20, 2015 agenda made by Chairman Swain. Second by Toia. Motion carried 3-0; yeas – Swain, Flores and Toia.**

**9:00 A.M.**

**53-15-S                                      Zoning District: M1-2                                      Ward: 47  
Applicant:                                      J&S Fitness, LLC  
Owner:    Megara Properties, LLC – Series 2  
Premises Affected:                                      4526 North Ravenswood Avenue  
Subject:    Application for a special use to establish a physical fitness center.  
**Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.****

**54-15-S                                      Zoning District: RS-3                                      Ward: 38  
Applicant:                                      Aid for Women, Inc.  
Owner:    The Catholic Bishop of Chicago  
Premises Affected:                                      3954-58 North Meade Avenue  
Subject:    Application for a special use to establish a transitional residence for 14 persons and two additional staff members. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.****

**55-15-S                                      Zoning District: C1-2                                      Ward: 32  
Applicant:                                      TRB Properties, LLC  
Owner:    same as applicant**



















**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. **Approved 4-1; yeas – Budzinski, Flores, O’Grady and Toia; nay – Swain.**

**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 until May 15, 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 until May 15, 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 until May 15, 2015 at 2:00 PM.**

**35-15-S**                      **Zoning District: B1-2**                      **Ward: 43**  
**Applicant:** Kent Watkins  
**Owner:** Shepherd Real Estate Subsidy, LLC  
**Premises Affected:** 953 West Diversey Parkway  
**Subject:** Application for a special use to establish a barber shop and beauty salon. **Withdrawn.**

**50-15-S**                      **Zoning District: C1-1**                      **Ward: 39**

**Applicant:** Hookah Palace, Inc.  
**Owner:** same as applicant  
**Premises Affected:** 4614 West Lawrence Avenue  
**Subject:** Application for a special use to establish a hookah bar. **Denied 2-3; yeas – Budzinski and Flores; nays – Swain, 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 Budzinski. Motion carried 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia. Meeting went into closed session at 5:05 PM.**

**Motion to return to open session for voting made by Chairman. Second by Toia. Motion carried 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia. Meeting returned to open session at 5:35 PM.**

**Motion to approve written resolutions containing finds of fact consistent with the votes of the Board at its regular meetings of February 20, 2015 made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

**Motion to adjourn made by Swain. Second by Flores. Motion carried 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia. Meeting adjourned at 5:42 PM.**