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.

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.

Applicant: TRB Properties, LLC
Owner: same as applicant
Premises Affected: 3046 North Clybourn 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 a rear, detached, three-car garage. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

56-15-S
Zoning District: DX-5
Ward: 42
Applicant: Geneva Seal, Inc.
Owner: 112 Oak Street, LLC
Premises Affected: 112 East Oak Street
Subject: Application for a special use to establish a valuable objects dealer license. **Continued until June 19, 2015 at 2:00 PM.**

57-15-Z
Zoning District: RM-5
Ward: 43
Applicant: Enrica Rossi Kurkulis
Owner: same as applicant
Premises Affected: 1718 North Hudson Avenue
Subject: Application for a variation to increase the pre-existing floor area of 4,928 square feet by no more than 15% (339 square feet) for a proposed, second and third floor, bay addition to an existing three-story, two-unit building. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

58-15-Z
Zoning District: B3-2
Ward: 43
Applicant: 2670 Lincoln, LLC
Owner: same as applicant
Premises Affected: 2670 North Lincoln Avenue
Subject: Application for a variation to reduce the 8,000 square foot minimum lot area by no more than 10% to 7,370 square feet for a proposed four-story, eight-unit building with eight, enclosed, parking spaces and retail space on the ground floor. **Continued until April 17, 2015 at 2:00 PM.**

59-15-Z
Zoning District: RS-3
Ward: 2
Applicant: 1620 W. Pierce, LLC
Owner: same as applicant
Premises Affected: 1620 West Pierce Avenue
Subject: Application for a variation to reduce the rear setback from 28’ to 21.33’; to reduce the east side setback from 2’ to 0.83’; to reduce the combined side setback from 4.8’ to 3.33’; and, to reduce the rear yard open space from 156 square feet to 0 square feet for a proposed, three-story, single-family residence connected to a rear, detached, two-car garage with roof deck and an external staircase. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

60-15-S
Zoning District: RS-2
Ward: 21
Applicant: Chicago Title Land Trust Company, No. 121100
Owner: Annie Carter
Premises Affected: 9420 South Lafayette Avenue
Subject: Application for a special use to establish a freestanding, wireless communications tower. **Approved 5-0 subject to the conditions specified on the record; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

61-15-Z
Zoning District: RS-2
Ward: 21
Applicant: Chicago Title Land Trust Company, No. 121100
Owner: Annie Carter
Premises Affected: 9420 South Lafayette Avenue
Subject: Application for a variation to reduce the rear setback from 30’ to 3.66’ for a proposed freestanding, wireless communications tower. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

62-15-Z
Zoning District: RS-2
Ward: 21
Applicant: Chicago Title Land Trust Company, No. 121100
Owner: Annie Carter
Premises Affected: 9420 South Lafayette Avenue
Subject: Application for a variation to increase the height of a proposed freestanding, wireless communications tower from 75’ to 120’. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

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

64-15-S
Zoning District: B2-1.5
Ward: 12
Applicant: Latinos Barber Shop
Owner: Adnan Elhai
Premises Affected: 1701 West 35th Street
Subject: Application for a special use to establish a barber shop. **Denied 5-0; nays – Swain, Budzinski, Flores, O’Grady, and Toia.**

65-15-S
Zoning District: B3-5
Ward: 40
Applicant: Manal Marbo/DBA Marbo Corp.
Owner: L. Square Commons, LLC
Premises Affected: 5008 North Lincoln Avenue
Subject: Application for a special use to establish a hair and nail salon. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**
<table>
<thead>
<tr>
<th>Zoning District:</th>
<th>Ward:</th>
<th>Applicant:</th>
<th>Owner:</th>
<th>Premises Affected:</th>
<th>Subject:</th>
</tr>
</thead>
<tbody>
<tr>
<td>B2-5</td>
<td>46</td>
<td>4027 Broadway, LLC</td>
<td>same as applicant</td>
<td>4025-27 North Broadway</td>
<td>Application for a variation to reduce the rear setback from 30’ to 16.17’ and to reduce the north side setback from 5’ to 0’ for a proposed, six-story, 20-unit building with ground floor commercial space and 16 indoor parking spaces, also located on the ground floor. <strong>Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.</strong></td>
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<tr>
<td>B2-5</td>
<td>46</td>
<td>4027 Broadway, LLC</td>
<td>same as applicant</td>
<td>4025-27 North Broadway</td>
<td>Application for a variation to reduce the on-site, accessory parking by no more than 20% (four) for a proposed, six-story, 20-unit building with ground floor commercial space and 16 indoor parking spaces, also located on the ground floor. <strong>Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.</strong></td>
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<tr>
<td>RS-3</td>
<td>47</td>
<td>Ericka Lepe</td>
<td>same as applicant</td>
<td>1915 West Larchmont Avenue</td>
<td>Application for a variation to reduce the rear setback from 33.85’ to 23.6’ for a proposed, rear, detached, two-car garage with roof deck access via an external staircase. <strong>Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.</strong></td>
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<tr>
<td>RS-3</td>
<td>35</td>
<td>Nelson and Josephine Salas</td>
<td>same as applicant</td>
<td>2726-28 North Drake Avenue</td>
<td>Application for a variation to reduce the front setback from 10.92’ to 0’ for a 7’-tall, wrought iron fence and to increase the 9,687 square feet of combined floor area in existence for more than 50 years in the two buildings at this location by not more than 15% to 9,800 square feet and to increase the building height from 30’ to 36’ for a rear, third floor addition to the existing three-story, two-unit front building. <strong>Continued until April 17, 2015 at 2:00 PM.</strong></td>
</tr>
<tr>
<td>RM-5</td>
<td>1</td>
<td>Elizabeth Siciliano</td>
<td>same as applicant</td>
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</tbody>
</table>
Premises Affected: 1501 West Grand Avenue
Subject: Application for a variation to reduce the front setback from 13.47’ to 11.5’; to reduce the rear setback from 31.42’ to 1’; to reduce the west side setback from 2.5’ to 1’; and, to reduce the combined side setback from 5’ to 1.17’ for a proposed, three-story, single-family residence with a rear, attached, two-car garage. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

71-15-Z
Applicant: Elizabeth Siciliano
Owner: same as applicant
Premises Affected: 1501 West Grand Avenue
Subject: Application for a variation to allow for the 147 square feet of rear yard open space to be established on the roof of a proposed, three-story, single-family residence with a rear, attached, two-car garage. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

72-15-S
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. **Continued until April 17, 2015 at 2:00 PM.**

73-15-S
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. **Continued until April 17, 2015 at 2:00 PM.**

74-15-S
Applicant: Celeste Suites, LLC
Owner: same as applicant
Premises Affected: 739 North Wells Street, 2nd Floor, Front Unit
Subject: Application for a special use to establish one vacation rental unit in the second floor (front) unit, of an existing, three-story, three-unit building with ground floor and basement retail space. **Continued until April 17, 2015 at 2:00 PM.**

75-15-S
Applicant: Celeste Suites, LLC
Owner: same as applicant
Premises Affected: 739 North Wells Street, 3rd Floor
Subject: Application for a special use to establish one vacation rental unit in the third floor unit, of an existing, three-story, three-unit building with ground floor and basement retail space. Continued until April 17, 2015 at 2:00 PM.

The Chairman moved to recess for lunch at 11:37 PM. Second by O'Grady. Motion carried 5-0.

2:00 P.M.

The Board reconvened for the afternoon session at 2:10 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with five members present (Swain, Budzinski, Flores, O'Grady and Toia).

Applicant: 1442 N. Western Avenue, LLC
Owner: same as applicant
Premises Affected: 1444 North Western Avenue
Subject: Application for a variation to reduce the rear setback from 30’ to 10’ for a proposed four-story, eight-unit building with eight, rear, parking spaces. Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.

77-15-S Zoning District: B3-1 Ward: 37
Applicant: Concept School, NFP
Owner: Archdioceses of Chicago
Premises Affected: 5035-57 West North Avenue
Subject: Application for a special use to expand an existing elementary school. Continued until April 17, 2015 at 2:00 PM.

78-15-Z Zoning District: B3-3 Ward: 44
Applicant: CCI 1338 W. Belmont, LLC
Owner: same as applicant
Premises Affected: 1338 West Belmont Avenue
Subject: Application for variation to reduce the rear setback from 30’ to 22’ for a proposed, four-story, three-unit building with one, rear, surface parking space and two, rear, indoor parking spaces and office space on the ground floor. Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.

79-15-S Zoning District: B3-2 Ward: 44
Applicant: VP Salon Organic, LLC
Owner: Jin An Creative America, Inc.
Premises Affected: 3125 North Broadway
<table>
<thead>
<tr>
<th>Subject</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Application for a special use to establish a beauty salon. <strong>Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.</strong></td>
<td><strong>B3-5</strong></td>
<td><strong>49</strong></td>
</tr>
</tbody>
</table>

80-15-S
**Applicant:** Albion Hotel, LLC  
**Owner:** Loyola University of Chicago  
**Premises Affected:** 6566-90 North Sheridan Road  
**Subject:** Application for a special use to establish a six-story, 145-room hotel with ground floor retail space. **Approved 4-0; yeas – Swain, Budzinski, Flores, and Toia (O’Grady recused).**

81-15-S
**Applicant:** Albion Hotel, LLC  
**Owner:** Loyola University of Chicago  
**Premises Affected:** 6566-90 North Sheridan Road  
**Subject:** Application for a special use to establish a rooftop patio on the rooftop of the fifth floor of a proposed, six-story, 145-room hotel with ground floor retail space. **Approved 4-0; yeas – Swain, Budzinski, Flores, and Toia (O’Grady recused).**

82-15-Z
**Applicant:** Albion Hotel, LLC  
**Owner:** Loyola University of Chicago  
**Premises Affected:** 6566-90 North Sheridan Road  
**Subject:** Application for a variation to reduce the length of the off-street loading space from 10’ x 50’ x 14’ to 10’ x 30’ x 14’ for a proposed, six-story, 145-room hotel with ground floor retail space. **Approved 4-0; yeas – Swain, Budzinski, Flores, and Toia (O’Grady recused).**

83-15-Z
**Applicant:** Albion Hotel, LLC  
**Owner:** Loyola University of Chicago  
**Premises Affected:** 6566-90 North Sheridan Road  
**Subject:** Application for a variation to reduce the accessory vehicular parking requirement from 31 to 20 spaces for a proposed, six-story, 145-room hotel with ground floor retail space due to the proximity of the subject property to the Chicago Transit Authority Loyola Red Line Station. **Approved 4-0; yeas – Swain, Budzinski, Flores, and Toia (O’Grady recused).**

84-15-S
**Applicant:** Albion Hotel, LLC  
**Owner:** Loyola University of Chicago  
**Premises Affected:** 1217-39 West Albion Avenue
Subject: Application for a special use to establish 20, off-site, required, accessory parking spaces to serve a proposed, six-story, 145-room hotel with ground floor retail space located at 6566-90 North Sheridan Road. **Approved 4-0; yeas – Swain, Budzinski, Flores, and Toia (O’Grady recused).**

85-15-S Zoning District: **RM-4.5** Ward: 44
Applicant: Howard Brown Health Center, Inc.
Owner: Wellington Avenue United Church of Christ
Premises Affected: 615 West Wellington Avenue
Subject: Application for a special use to establish a community center. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady and Toia.**

16-14-S Zoning District: **RS-2, RS-3, B1-1, B3-1 & C1-1** Ward: 21
Applicant: Chicago Transit Authority
Owner: Illinois Department of Transportation
Premises Affected: 14 and 15 West 95th Street
Subject: Request for a one-year extension of a special use to allow for the expansion and reconstruction of the CTA Red Line 95th Street station and platforms whose main entrance will remain located at 14 West 95th Street with an auxiliary station entrance being established at 15 West 95th Street. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady 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. **Withdrawn.**

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

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 until June 19, 2015 at 2:00 PM.

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 until June 19, 2015 at 2:00 PM.

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. Dismissed for want of prosecution.

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

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. Withdrawn.

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. Withdrawn.

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. 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.