

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS  
FRIDAY – January 16, 2015  
121 North LaSalle Street – Room 200**

**MINUTES**

**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.**

**3-15-S**                                      **Zoning District: M2-2**                                      **Ward: 29**  
**Applicant:** Central Metal Recycling, LLC  
**Owner:** Chicago Property Venture, LLC  
**Premises Affected:** 5618 West Fillmore Street  
**Subject:** Application for a special use to operate a Class IV-A recycling facility. **Approved 3-0; yeas – Swain, Flores, and Toia.**

**4-15-Z**                                      **Zoning District: RM-4.5**                                      **Ward: 1**  
**Applicant:** West Ancona, Inc.  
**Owner:** same as applicant  
**Premises Affected:** 1337 West Ancona Street  
**Subject:** 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. **Approved 3-0; yeas – Swain, Flores, and Toia.**

**5-15-Z**                                      **Zoning District: RM-4.5**                                      **Ward: 1**  
**Applicant:** West Ancona, Inc.  
**Owner:** same as applicant  
**Premises Affected:** 1339 West Ancona Street  
**Subject:** 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. **Approved 3-0; yeas – Swain, Flores, and Toia.**

**6-15-Z**                                      **Zoning District: RT-4**                                      **Ward: 1**  
**Applicant:** The Alverna Group, LLC  
**Owner:** same as applicant  
**Premises Affected:** 1050 North Paulina Street  
**Subject:** 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. **Denied 3-0; yeas (for motion to deny) – Swain, Flores, and Toia.**



**Subject:** Application for a special use to establish a hair salon. **Continued until February 20, 2015 at 2:00 PM.**

**12-15-S**                      **Zoning District: B1-2**                      **Ward: 43**  
**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**                      **Zoning District: RT-3.5**                      **Ward: 5**  
**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**                      **Zoning District: RS-3**                      **Ward: 32**  
**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**                      **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 March 20, 2015 at 2:00 PM.**

**CONTINUANCES**

**375-12-Z**                      **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 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.**

**385-14-S**                      **Zoning District: RT-4**                      **Ward: 48**  
**Applicant:** 4900 Kenmore, LLC  
**Owner:** same as applicant  
**Premises Affected:** 4900 North Kenmore Avenue  
**Subject:** Application for a special use to establish a 24-space, non-required, accessory parking lot to serve an existing skilled nursing facility located at 4920 North Kenmore Avenue. **Approved 3-0; yeas – Swain, Flores, and Toia.**

**393-14-Z**                      **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.**

**The Chairman moved to recess for lunch at 12:55 PM. Second by Toia. Motion carried 3-0.**

**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 three members present (Swain, Flores, and Toia).**

**16-15-S**                      **Zoning District: DX-16**                      **Ward: 42**  
**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.**

**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 February 20, 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 February 20, 2015 at 2:00 PM.**

**19-15-S**                                 **Zoning District: C1-2**                                 **Ward: 25**  
**Applicant:**                                 Cill Dara Construction, LLC  
**Owner:**   same as applicant  
**Premises Affected:**                     1806 South Throop Street  
**Subject:**                                     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. **Approved 3-0; yeas – Swain, Flores, and Toia.**

**20-15-S**                                 **Zoning District: PMD-9**                                 **Ward: 37**  
**Applicant:**                                 Industrial Metal Enterprise, Inc.  
**Owner:**   901 N. Kilpatrick, LLC  
**Premises Affected:**                     4701-29 West Iowa Street  
**Subject:**                                     Application for a special use to establish a Class IV-A recycling facility. **Continued until April 17, 2015 at 2:00 PM.**

**21-15-Z**                                 **Zoning District: DR-7**                                 **Ward: 2**  
**Applicant:**                                 MD's & We're Not Doctors, Inc./DBA Pizano's Pizza & Pasta I  
**Owner:**   Chicago Title Land Trust Company, No. 24360  
**Premises Affected:**                     864-66 North State Street  
**Subject:**                                     Application for a variation to expand an existing non-conforming eating and drinking establishment. **Continued until February 20, 2015 at 2:00 PM.**

**22-15-S**                                **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.**

**23-15-Z**                                **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.**

**24-15-S**                                **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.**

**25-15-Z**                                **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.**