

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS  
FRIDAY – OCTOBER 16, 2015  
121 NORTH LASALLE STREET – ROOM 200**

**MINUTES**

**PHYSICALLY PRESENT FOR ALL PORTIONS**

**Jonathan Swain, Chairman  
Sol Flores  
Sheila O’Grady  
Blake Sercye  
Sam Toia**

**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).**

**Motion to approve minutes from the September 18, 2015 regular meeting made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, Flores and Toia.**

**Motion to approve the October 16, 2015 agenda made by the Chairman. Second by Flores. Motion carried 3-0; yeas – Swain, Flores and Toia.**

**9:00 A.M.**

**386-15-S                                      Zoning District: M2-3                                      Ward: 12**  
**Applicant:**                                      Thorntons, Inc.  
**Owner:**    Chicago Land Trust Company, No. 10-1037  
**Premises Affected:**                                      3450-60 South California Avenue  
**Subject:**    Application for a special use to establish a gas station.  
**Motion to approve made by the Chairman. Second by Sercye.**  
**Motion carried 3-0; yeas –Swain, Flores and Toia.**

**387-15-S                                      Zoning District: C2-2                                      Ward: 12**  
**Applicant:**                                      Temple of Mercy and Wisdom, Inc.  
**Owner:**    Birchwood Investments, LLC  
**Premises Affected:**                                      1814-34 West 33<sup>rd</sup> Place  
**Subject:**    Application for a special use to establish a religious assembly facility.  
**Withdrawn.**

**388-15-S                                      Zoning District: B3-3                                      Ward: 33**  
**Applicant:**                                      3300 Irving Construction, Inc.  
**Owner:**    same as applicant

**Premises Affected:** 3320 West Irving Park Road  
**Subject:** Application for a special use to establish a residential use below the second floor for a proposed four-story, four-unit building with three, rear, surface parking spaces.  
**Motion to approve made by the Chairman. Second by Sercye. Motion carried 3-0; yeas –Swain, Flores and Toia.**

**389-15-Z**                      **Zoning District: B3-3**                      **Ward: 33**  
**Applicant:** 3300 Irving Construction, Inc.  
**Owner:** same as applicant  
**Premises Affected:** 3320 West Irving Park Road  
**Subject:** Application for a variation to reduce the quantity of off-street, accessory parking spaces from four to three for a proposed four-story, four-unit building with three, rear, surface parking spaces.  
**Motion to approve made by the Chairman. Second by Sercye. Motion carried 3-0; yeas –Swain, Flores and Toia.**

**390-15-S**                      **Zoning District: B3-2**                      **Ward: 47**  
**Applicant:** Aces Square, Inc./DBA Tigerlilie Salon  
**Owner:** Azar and Damir Orucevic  
**Premises Affected:** 4539 North Western Avenue  
**Subject:** Application for a special use to establish a hair salon.  
**Dismissed for want of prosecution.**

**391-15-S**                      **Zoning District: DS-5**                      **Ward: 25**  
**Applicant:** Portillo’s Hot Dogs, LLC  
**Owner:** SF CH1, LLC  
**Premises Affected:** 500-30 West Taylor, 900-22 South Canal & 901-21 South Clinton Streets  
**Subject:** Application for a special use to establish a two-story restaurant with a dual drive-through lane.  
**Motion to approve made by the Chairman. Second by Sercye. Motion carried 3-0; yeas –Swain, Flores and Sercye (O’Grady and Toia recused).**

**392-15-S**                      **Zoning District: DS-5**                      **Ward: 25**  
**Applicant:** SF CH1, LLC  
**Owner:** same as applicant  
**Premises Affected:** 820 South Canal Street  
**Subject:** Application for a special use to establish 51, off-site, required, accessory parking spaces, within an existing 94-space lot, to serve a data center located at 840 South Canal Street.  
**Motion to approve made by the Chairman. Second by Sercye. Motion carried 3-0; yeas –Swain, Flores and Toia.**

**393-15-Z**                      **Zoning District: RT-4**                      **Ward: 44**  
**Applicant:** 1243 W Henderson, LLC  
**Owner:** same as applicant  
**Premises Affected:** 1243 West Henderson Street  
**Subject:** Application for a variation to reduce the rear setback from 35.42' to 2'; to reduce the west side setback from 2' to 0'; to reduce the east side setback from 2' to 0'; and, to reduce the combined side setback from 5' to 0' for a proposed, rear, detached, two-car garage with an exterior fireplace and a roof deck, with an open, 11'-tall trellis, which is accessed via an open stair exceeding 6' in height; a masonry wall, 6' in height, will be erected along the west property line, between the existing, two and one-half-story, single-family residence and this proposed garage.  
**Motion to approve made by the Chairman. Second by Sercye. Motion carried 3-0; yeas –Swain, Flores and Toia.**

**394-15-Z**                      **Zoning District: RS-3**                      **Ward: 26**  
**Applicant:** BNA Holdings, LLC  
**Owner:** same as applicant  
**Premises Affected:** 1647 North Tripp Avenue  
**Subject:** Application for a variation to reduce the north side setback from 2' to 0' for a proposed, one-story, rear addition to an existing, two-story, single-family residence; the existing, rear, one-car garage will remain unchanged.  
**Motion to approve made by the Chairman. Second by Sercye. Motion carried 3-0; yeas –Swain, Flores and Toia.**

**395-15-Z**                      **Zoning District: RS-1**                      **Ward: 19**  
**Applicant:** Joseph Oswald  
**Owner:** same as applicant  
**Premises Affected:** 10301 South Hoyne Avenue  
**Subject:** Application for a variation to reduce the rear setback from 28' to 0' for a proposed, two-story, rear addition to an existing, two-story, single-family residence; the first floor of such addition will contain a one-car garage.  
**Motion to approve made by the Chairman. Second by Sercye. Motion carried 3-0; yeas –Swain, Flores and Toia.**

**396-15-Z**                      **Zoning District: RT-4**                      **Ward: 43**  
**Applicant:** BCL-Homes, LLC  
**Owner:** same as applicant  
**Premises Affected:** 2624 North Burling Street  
**Subject:** Application for a variation to reduce the front setback from 12.67' to 8.75' and to reduce the rear setback from 29.56' to 22' for a proposed, three-story, single-family residence with a rear, detached, two-car garage with a roof deck which is accessed via a partially-enclosed stair exceeding

6' in height.

**Motion to approve made by the Chairman. Second by Sercye.  
Motion carried 3-0; yeas –Swain, Flores and Toia.**

**397-15-S**                      **Zoning District: C3-5**                      **Ward: 25**  
**Applicant:**                      Sheng Man De Investment Company  
**Owner:**                              Kin Kuong Chong  
**Premises Affected:**          2010-20 South Archer Avenue  
**Subject:**                              Application for a special use to establish a five-story, 60-room hotel.  
**Continued until January 15, 2016 at 2:00 PM.**

**398-15-Z**                      **Zoning District: B2-5**                      **Ward: 27**  
**Applicant:**                      The Domain Group, LLC  
**Owner:**                              same as applicant  
**Premises Affected:**          650 North Morgan Street  
**Subject:**                              Application for a variation to reduce the rear setback from 30' to 1.42' for a proposed, seven-story, 25-unit building with 26, enclosed, parking spaces on the ground floor.  
**Motion to approve made by the Chairman. Second by Sercye.  
Motion carried 3-0; yeas –Swain, Flores and Toia.**

**399-15-Z**                      **Zoning District: RT-4**                      **Ward: 47**  
**Applicant:**                      Gary Smith  
**Owner:**                              same as applicant  
**Premises Affected:**          4150 North Ashland Avenue  
**Subject:**                              Application for a variation to allow for the establishment of four residential units on such a lot whose area of 3,918.75 square feet is no less than 90% of the required 4,000 square feet for the proposed conversion of an existing, two-story, two-unit building into a three-story, four-unit building; such conversion will also include the enclosure of an existing, rear, two-story, open porch, the addition of a third floor and a rear, open, three-story porch; the existing, rear, detached, two-car garage will be replaced with three, surface, parking spaces.  
**Motion to approve made by the Chairman. Second by Sercye.  
Motion carried 3-0; yeas –Swain, Flores and Toia.**

**400-15-Z**                      **Zoning District: RT-4**                      **Ward: 47**  
**Applicant:**                      Gary Smith  
**Owner:**                              same as applicant  
**Premises Affected:**          4150 North Ashland Avenue  
**Subject:**                              Application for a variation to reduce the quantity of off-street, accessory parking spaces by no more than one (from four to three) for the proposed conversion of an existing, two-story, two-unit building into a three-story, four-unit building; such conversion will also include the enclosure of an existing, rear, two-story, open porch, the addition of a third floor and a

rear, open, three-story porch; the existing, rear, detached, two-car garage will be replaced with three, surface, parking spaces.  
**Motion to approve made by the Chairman. Second by Sercye.  
 Motion carried 3-0; yeas –Swain, Flores and Toia.**

**401-15-Z    Zoning District: RT-4    Ward: 47**  
**Applicant:** Gary Smith  
**Owner:** same as applicant  
**Premises Affected:** 4150 North Ashland Avenue  
**Subject:** Application for a variation to reduce the south side setback from 2’ to 0’ and to reduce the combined side setback from 5’ to 3.02’ for the proposed conversion of an existing, two-story, two-unit building into a three-story, four-unit building; such conversion will also include the enclosure of an existing, rear, two-story, open porch, the addition of a third floor and a rear, open, three-story porch; the existing, rear, detached, two-car garage will be replaced with three, surface, parking spaces.  
**Motion to approve made by the Chairman. Second by Sercye.  
 Motion carried 3-0; yeas –Swain, Flores and Toia.**

**402-15-S    Zoning District: B3-1    Ward: 31**  
**Applicant:** Platinum Fades X, Inc./DBA Platinum Fades  
**Owner:** Wunderlich Properties, LLC  
**Premises Affected:** 5240 West Belmont Avenue  
**Subject:** Application for a special use to establish a barber shop.  
**Motion to approve made by the Chairman. Second by Sercye.  
 Motion carried 3-0; yeas –Swain, Flores and Toia.**

**403-15-S    Zoning District: B3-3    Ward: 46**  
**Applicant:** Andrew Niemirowski  
**Owner:** same as applicant  
**Premises Affected:** 4706-18 North Racine Avenue  
**Subject:** Application for a special use to establish a residential use below the second floor of an existing, three-story, 44-unit building allowing for the addition of eight residential units to this property.  
**Motion to approve made by the Chairman. Second by Sercye.  
 Motion carried 4-0; yeas –Swain, Flores, Sercye and Toia.**

**404-15-Z    Zoning District: RT-3.5    Ward: 44**  
**Applicant:** John Morgan  
**Owner:** same as applicant  
**Premises Affected:** 3703 North Greenview Avenue  
**Subject:** Application for a variation to reduce the front setback from 14.8’ to 12’ for a proposed terrace/patio pit/window well; to reduce the north side setback from 2’ to 0.33’; to reduce the south side setback from 2’ to 0.33’; to reduce the combined side setback from 5’ to 0.66’; and, to reduce the rear

setback from 34.5' to 2' for a proposed, three-story, single-family residence and a rear, detached, two-car garage with a roof deck which is accessed via an open stair exceeding 6' in height.

**Continued until December 18, 2015 at 9:00 AM.**

**405-15-Z**                      **Zoning District: RS-3**                      **Ward: 41**  
**Applicant:** Bridget K. Disandro  
**Owner:** same as applicant  
**Premises Affected:** 6234 North Nordica Avenue  
**Subject:** Application for a variation to reduce the rear setback from 34.875' to 5.9' for a proposed, rear, one-story addition to an existing, two-story, two-unit building; the existing, rear, two-car, detached garage will remain unchanged.  
**Motion to approve made by the Chairman. Second by Sercye. Motion carried 4-0; yeas –Swain, Flores, Sercye and Toia.**

**406-15-Z**                      **Zoning District: RS-3**                      **Ward: 41**  
**Applicant:** Bridget K. Disandro  
**Owner:** same as applicant  
**Premises Affected:** 6234 North Nordica Avenue  
**Subject:** Application for a variation to reduce the rear yard open space from 450 square feet to 184.47 square feet for a proposed, rear, one-story addition to an existing, two-story, two-unit building; the existing, rear, two-car, detached garage will remain unchanged.  
**Motion to approve made by the Chairman. Second by Sercye. Motion carried 4-0; yeas –Swain, Flores, Sercye and Toia.**

**407-15-Z**                      **Zoning District: RS-3**                      **Ward: 44**  
**Applicant:** Carla Knorowski and Nancy Horvat  
**Owner:** same as applicant  
**Premises Affected:** 3014 North Seminary Avenue  
**Subject:** Application for a variation to reduce the rear setback from 34.8' to 0'; to reduce the north side setback from 2.5' to 0'; to reduce the south side setback from 2.5' to 0'; and, to relocate the 225 square feet of rear yard open space onto the rooftop deck of a rear, detached, two-car garage in order to legalize an existing, two-story, single-family residence and the aforementioned garage.  
**Motion to approve made by the Chairman. Second by Sercye. Motion carried 4-0; yeas –Swain, Flores, Sercye and Toia.**

**408-15-S**                      **Zoning District: RS-3**                      **Ward: 50**  
**Applicant:** National Wireless Ventures, LLC  
**Owner:** Chicago Park District  
**Premises Affected:** 7345 North Washtenaw Avenue

**Subject:** Application for a special use to establish a 100'-tall, free-standing, wireless communications tower.  
**Withdrawn.**

**409-15-S**                      **Zoning District: RS-2**                      **Ward: 41**  
**Applicant:** National Wireless Ventures, LLC  
**Owner:** Catholic Bishop of Chicago  
**Premises Affected:** 7930 West Foster Avenue  
**Subject:** Application for a special use to establish a 100'-tall, free-standing, wireless communications tower.  
**Withdrawn.**

**410-15-S**                      **Zoning District: PMD-9**                      **Ward: 36 & 37**  
**Applicant:** Reliable Asphalt Corporation  
**Owner:** Reliable Materials Corporation of Illinois  
**Premises Affected:** 4604 and 4613 West Grand Avenue  
**Subject:** Application for a special use to expand an existing special use to allow for the proposed, outdoor storage of materials (4604) produced by the adjacent Class V recycling facility (4613).  
**Motion to approve made by the Chairman. Second by Sercye.**  
**Motion carried 4-0; yeas –Swain, Flores, Sercye and Toia.**

**411-15-S**                      **Zoning District: PMD-9**                      **Ward: 36 & 37**  
**Applicant:** Reliable Asphalt Corporation  
**Owner:** Reliable Materials Corporation of Illinois  
**Premises Affected:** 4604 and 4613 West Grand Avenue  
**Subject:** Application for a special use to expand an existing special use to allow for the proposed, outdoor storage of materials (4604) produced by the adjacent Reprocessable Construction and Demolition Material recycling facility (4613).  
**Motion to approve made by the Chairman. Second by Sercye.**  
**Motion carried 4-0; yeas –Swain, Flores, Sercye and Toia.**

**412-15-S**                      **Zoning District: B2-3**                      **Ward: 44**  
**Applicant:** Rosecrance, Inc.  
**Owner:** Ashland & Waveland, LLC  
**Premises Affected:** 3701 North Ashland & 1556 West Waveland Avenues  
**Subject:** Application for a special use to establish a transitional residence for up to 30 individuals with medical offices located on the ground floor and five, rear, surface parking spaces.  
**Motion to approve subject to the condition stated on the record made by the Chairman. Second by Sercye. Motion carried 4-0; yeas –Swain, Flores, Sercye and Toia.**

**The Chairman moved to recess at 1:40 PM. Second by Toia. Motion carried 4-0; yeas –**

Swain, Flores, Sercye, and Toia.

The Board reconvened at 2:15 PM. The Chairman undertook a roll call to establish the presence of a quorum. The hearings commenced with four members present (Swain, Flores, Sercye, and Toia).

**2:00 P.M.**

**413-15-Z**                      **Zoning District: RS-3**                      **Ward: 2**  
**Applicant:**                      2507 Greenview, LLC  
**Owner:**                              same as applicant  
**Premises Affected:**              2503 North Greenview Avenue  
**Subject:**                              Application for a variation to reduce the front setback from 20’ to 12’; to reduce the east side setback from 2.49’ to 0’; to reduce the combined side setback from 6.22’ to 3’; and, to reduce the rear setback from 35’ to 23’ for a proposed, two-story single-family residence with a rear, detached, three-car garage with a rooftop deck accessed by an open stair.  
**Motion to approve made by the Chairman. Second by Sercye. Motion carried 4-0; yeas –Swain, Flores, Sercye and Toia.**

**414-15-Z**                      **Zoning District: RS-3**                      **Ward: 2**  
**Applicant:**                      2507 Greenview, LLC  
**Owner:**                              same as applicant  
**Premises Affected:**              1446 West Altgeld Street  
**Subject:**                              Application for a variation to reduce the rear setback from 35’ to 23’ and to reduce the rear yard open space from 225 square feet to 0 square feet for a proposed, rear, detached, three-car garage with a roof deck which is accessed via an open stair exceeding 6’ in height; the existing, two-story, single-family residence will remain unchanged.  
**Motion to approve made by the Chairman. Second by Sercye. Motion carried 4-0; yeas –Swain, Flores, Sercye and Toia.**

**415-15-Z**                      **Zoning District: RS-3**                      **Ward: 2**  
**Applicant:**                      2507 Greenview, LLC  
**Owner:**                              same as applicant  
**Premises Affected:**              1448 West Altgeld Street  
**Subject:**                              Application for a variation to reduce the rear setback from 35’ to 23’ and to reduce the rear yard open space from 225 square feet to 0 square feet for a proposed, rear, detached, three-car garage with an exterior fireplace and a roof deck which is accessed via an open stair exceeding 6’ in height; the existing, two-story, single-family residence will remain unchanged.  
**Motion to approve made by the Chairman. Second by Sercye. Motion carried 4-0; yeas –Swain, Flores, Sercye and Toia.**







**Applicant:** Matthew and Holly Maloney  
**Owner:** same as applicant  
**Premises Affected:** 2112-14 North Sedgwick Street  
**Subject:** Application for a variation to reduce the rear setback from 34.79' to 22.74'; to reduce the north side setback from 4' to 0'; to reduce the south side setback from 4' to 0'; and, to reduce the combined side setback from 10' to 0' for a proposed, fourth floor addition and a four-story, rear addition to an existing, three-story, single-family residence; a surface parking space and a four-car, attached garage with a roof deck will be added to the rear of the property.  
**Motion to approve made by the Chairman. Second by Sercye. Motion carried 4-0; yeas –Swain, Flores, Sercye and Toia.**

### CONTINUANCES

**133-15-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 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.  
**Motion to approve made by the Chairman. Second by Sercye. Motion carried 4-0; yeas –Swain, Flores, Sercye and Toia.**

**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.  
**Motion to approve made by the Chairman. Second by Sercye. Motion carried 4-0; yeas –Swain, Flores, Sercye 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, to an existing, two-story, single-family residence; the existing, rear,

detached, three-car garage will remain.  
**Continued until January 15, 2016 at 2:00 PM.**

**174-15-S**                      **Zoning District: B1-2**                      **Ward: 11**  
**Applicant:** Paradise Nail Corporation  
**Owner:** same as applicant  
**Premises Affected:** 3141 South Halsted Street  
**Subject:** Application for a special use to establish a nail salon.  
**Dismissed for want of prosecution.**

**242-15-A**                      **Zoning District: RS-3**                      **Ward: 5**  
**Applicant:** House Corporation, Board of Directors, Chi Upsilon Alumni  
**Owner:** same as applicant  
**Premises Affected:** 5615 South University Avenue  
**Subject:** Application to appeal the decision of the Zoning Administrator in refusing to allow the increase in the existing building height of 30' by no more than 10% (2.17') for a proposed, three-story, rear enclosed porch and two-story, rear addition to an existing, legal non-conforming, three-story fraternity house.  
**Withdrawn.**

**263-15-S**                      **Zoning District: RM-5.5**                      **Ward: 2**  
**Applicant:** HSC Realty, LLC  
**Owner:** same as applicant  
**Premises Affected:** 1308 North LaSalle Street, Unit 1  
**Subject:** Application for a special use to establish one vacation rental unit on the first floor of an existing, four-story, four-unit building.  
**Withdrawn.**

**264-15-S**                      **Zoning District: RM-5.5**                      **Ward: 2**  
**Applicant:** HSC Realty, LLC  
**Owner:** same as applicant  
**Premises Affected:** 1308 North LaSalle Street, Unit 2  
**Subject:** Application for a special use to establish one vacation rental unit on the second floor of an existing, four-story, four-unit building.  
**Withdrawn.**

**265-15-S**                      **Zoning District: RM-5.5**                      **Ward: 2**  
**Applicant:** HSC Realty, LLC  
**Owner:** same as applicant  
**Premises Affected:** 1308 North LaSalle Street, Unit 3  
**Subject:** Application for a special use to establish one vacation rental unit on the third floor of an existing, four-story, four-unit building.  
**Withdrawn.**

**266-15-S**                      **Zoning District: RM-5.5**                      **Ward: 2**  
**Applicant:**                      HSC Realty, LLC  
**Owner:**                              same as applicant  
**Premises Affected:**      1308 North LaSalle Street, Unit 4  
**Subject:**                              Application for a special use to establish one vacation rental unit on the fourth floor of an existing, four-story, four-unit building.  
**Withdrawn.**

**269-15-S**                      **Zoning District: C1-2**                      **Ward: 14**  
**Applicant:**                      Gricel Gonzalez  
**Owner:**                              Jessica Gutu  
**Premises Affected:**      4457 South Archer Avenue (front building)  
**Subject:**                              Application for a special use to establish a day labor employment agency.  
**Dismissed for want of prosecution.**

**301-15-S**                      **Zoning District: B1-2**                      **Ward: 19**  
**Applicant:**                      Kaiisha Dear  
**Owner:**                              Jaclen and Jonathan Cole  
**Premises Affected:**      2332 West 111<sup>th</sup> Street  
**Subject:**                              Application for a special use to establish a beauty salon.  
**Motion to approve made by Flores. Second by Sercye. 2-2; yeas – Flores and Sercye; nays – Swain and Toia. Matter continued for absent board member (O’Grady) to vote as allowed by 65 ILCS 5/11-13-3(e).**

**313-15-Z**                      **Zoning District: RT-3.5**                      **Ward: 44**  
**Applicant:**                      Chicago Title Land Trust, No. 8002366263  
**Owner:**                              same as applicant  
**Premises Affected:**      3528 North Janssen Avenue  
**Subject:**                              Application for a variation to reduce the front setback from 14.85’ to 12.44’; to reduce the rear setback from 34.65’ to 2.14’; to reduce the south side setback from 4’ to 0.48’; to reduce the north side setback from 4’ to 2.05’; and, to reduce the combined side setback from 10’ to 2.53’ for a proposed, three-story, rear addition to an existing, two-story, single-family residence to which will also be added a covered, open, front porch, an unenclosed, surface, parking space and a raised, rear patio; said single-family residence will be connected to a proposed, rear, two-car garage with a roof deck which is accessed via an open stair exceeding 6’ in height.  
**Motion to approve made by Toia. Second by Sercye. Motion carried 3-1; yeas –Flores, Sercye and Toia; nays – Swain.**

**314-15-Z**                      **Zoning District: RT-3.5**                      **Ward: 44**  
**Applicant:**                      Chicago Title Land Trust, No. 8002366263  
**Owner:**                              same as applicant

**Premises Affected:** 3528 North Janssen Avenue  
**Subject:** Application for a variation to increase the pre-existing height of 35' by no more than 10% (3.39') for a proposed, three-story, rear addition to an existing, two-story, single-family residence to which will also be added a covered, open, front porch, an unenclosed, surface, parking space and a raised, rear patio; said single-family residence will be connected to a proposed, rear, two-car garage with a roof deck which will be accessed via an external, open staircase.  
**Motion to approve made by Toia. Second by Sercye. Motion carried 3-1; yeas –Flores, Sercye and Toia; nays – Swain.**

**327-15-S**                      **Zoning District: RT-4**                      **Ward: 28**  
**Applicant:** Castles and Kings, LLC  
**Owner:** same as applicant  
**Premises Affected:** 2845-47 West Arthington Street  
**Subject:** Application for a special use to establish a 24-space, off-site, accessory, parking lot to serve a proposed, indoor, sports facility to be located at 2824 West Taylor Street.  
**Motion to approve made by the Chairman. Second by Sercye. Motion carried 4-0; yeas –Swain, Flores, Sercye 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 Sercye. Motion carried 4-0; yeas – Swain, Flores, Sercye and Toia. Meeting went into closed session at 8:15 PM.**

**Motion to return to open session for voting made by Chairman. Second by Flores. Motion carried 4-0; yeas – Swain, Flores, Sercye and Toia. Meeting returned to open session at 8:50 PM.**

**Motion to approve written resolutions containing finds of fact consistent with the votes of the Board at its regular meetings of September 18, 2015 made by the Chairman. Second by Flores. Motion carried 4-0; yeas – Swain, Flores, Sercye and Toia.**

**Motion to adjourn made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, Sercye and Toia. Meeting adjourned at 8:55 PM.**