CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY – JULY 17, 2015 121 NORTH LASALLE STREET – ROOM 200

PHYSICALLY PRESENT FOR ALL PORTIONS

Jonathan Swain, Chairman Sam Toia Sheila O'Grady

Chairman Swain called meeting to order at 9:20 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with three members present (Swain, O'Grady, and Toia).

Motion to approve minutes from the June 19, 2015 regular meeting made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O'Grady and Toia.

Motion to approve the July 17, 2015 agenda made by the Chairman. Second by O'Grady. Motion carried 3-0; yeas – Swain, O'Grady, and Toia.

9:00 A.M.

236-15-S Zoning District: C2-1 Ward: 14

Applicant: Chicago Board of Education

Owner: Invescomex I. LLC

Premises Affected: 4608-48 South Kedzie Avenue

Subject: Application for a special use to expand an existing pre-school at this

location. Motion to approve by the Chairman. Second by Toia.

Motion carried 3-0; yeas -Swain, O'Grady and Toia.

237-15-S Zoning District: RS-3 Ward: 30 Applicant: Bright Beginnings Early Learning Center, LLC

Owner: U.S. Bank

Premises Affected: 3615 West Oakdale Avenue

Subject: Application for a special use to establish three, accessory, parking spaces

in an existing surface parking lot to serve a proposed daycare, to be located at 2902 North Central Park Avenue. **Motion to approve made by the Chairman.** Second by Toia. Motion carried 3-0; yeas —Swain,

O'Grady and Toia.

Zoning District: RT-4 Ward: 43 **Applicant:** Chicago Title Land Trust Company, No. 8002355206

Owner: same as applicant

Premises Affected: 2140 North Fremont Street

Subject: Application for a variation to reduce the south side setback from 2' to 0';

to reduce the north side setback from 2' to 1.25'; and, to reduce the combined side setback from 4.4' to 1.25' for a proposed, rear, two-story addition (with an open deck) to an existing two-story, single-family residence; the existing, rear, two-car garage will be partially demolished. **Motion to approve made by the Chairman. Second by Toia. Motion**

carried 3-0; yeas -Swain, O'Grady and Toia.

239-15-Z Zoning District: DX-5 Ward: 2

Applicant: 755 N. Wells, LLC c/o Jenel Management Corporation

Owner: same as applicant

Premises Affected: 755 North Wells Street

Subject: Application for a variation to reduce the length of the off-street loading

space from 10' x 25' x 14' to 10' x 20.58' x 9' for the proposed conversion of a ground floor parking garage into retail space in a three-story, commercial/retail building. **Continued until August 21,**

2015 at 2:00 PM.

240-15-Z Zoning District: RT-4 Ward: 2

Applicant: David Groebner **Owner:** same as applicant

Premises Affected: 1445 North Cleaver Street

Subject: Application for a variation to reduce the rear setback from 16.27' to 7.15'

for a proposed, four-story, single-family residence with a rear, attached, two-car garage with an open roof deck. Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas —Swain,

O'Grady and Toia.

241-15-Z Zoning District: RT-4 Ward: 2

Applicant: David Groebner **Owner:** same as applicant

Premises Affected: 1445 North Cleaver Street

Subject: Application for a variation to increase the 38' building height maximum

by no more than 10% (3.8') for a proposed, four-story, single-family residence with a rear, attached, two-car garage with an open roof deck. **Motion to approve made by the Chairman. Second by Toia. Motion**

carried 3-0; yeas -Swain, O'Grady and Toia.

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 enclose porch and two-story, rear addition to an existing, legal non-conforming, three-story fraternity house. **Continued until October 16, 2015 at 2:00 PM.**

243-15-Z Zoning District: B2-5 Ward: 27

Applicant: Locust/Sedgwick, LLC
Owner: same as applicant
Premises Affected: 367 West Locust Street

Subject: Application for a variation to reduce the rear setback from 30' to 19' and

to reduce the west, side, reversed, corner lot setback from 7.5' to 0' for a proposed, six-story, 45-unit building with a 51-space, ground floor, parking lot. **Motion to approve made by the Chairman. Second by**

Toia. Motion carried 3-0; yeas -Swain, O'Grady and Toia.

244-15-Z Zoning District: RS-3 Ward: 32 Applicant: Chicago Housing Investment Properties, LLC

Owner: same as applicant

Premises Affected: 3306 North Bell Avenue

Subject: Application for a variation to reduce the rear setback from 34.7' to 22' to

allow for an open staircase to be established along the eastern elevation of the existing, rear, detached, two-car garage to allow for access to its proposed rooftop deck; the existing two-story, single-family residence will remain. Motion to approve made by the Chairman. Second by Toia.

Motion carried 3-0; yeas -Swain, O'Grady and Toia.

245-15-Z Zoning District: RT-4 Ward: 1

Applicant: 1800 North California, LLC

Owner: same as applicant

Premises Affected: 1800 North California Avenue

Subject: Application for a variation to reduce the 6,000 square foot minimum lot

area by no more than 10% to 5,600 square feet for a proposed, three-story, six-unit building with a rear, detached, six-car garage. **Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas**

-Swain, O'Grady and Toial

246-15-Z Zoning District: RT-4 Ward: 22

Applicant: Erasmo Salazar **Owner:** same as applicant

Premises Affected: 2324 South Homan Avenue

Subject: Application for a variation to reduce the front setback from 14.96' to

1.59'; to reduce the north side setback from 2' to 0.25'; and, to reduce the combined side setback from 5' to 3.66' for a proposed, second floor addition and two-story, rear addition to an existing, one-story, single-family residence being converted to a two-unit building; the existing, rear, detached, two-car garage will remain and be renovated.

Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O'Grady and Toia.

247-15-Z Zoning District: RS-3 Ward: 47

Applicant: Chip Keystone II, LLC **Owner:** same as applicant

Premises Affected: 3834 North Claremont Avenue

Subject: Application for a variation to reduce the rear setback from 34.75' to 2.25'

for a proposed, rear, detached, two-car garage with a roof deck, accessed via an exterior staircase; the existing, two-story, single-family residence will remain unchanged. Motion to deny made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O'Grady and Toia

(application denied).

248-15-Z Zoning District: RM-5 Ward: 28

Applicant: Robert Otter **Owner:** same as applicant

Premises Affected: 616-18 South Racine Avenue

Subject: Application for a variation to reduce the north side setback from 2.1' to 0'

and to reduce the combined side setback from 5.3' to 4.5' for a proposed, four-story, five-unit building with a rear, detached, five-car garage to be established at 616 South Racine Avenue. Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas —Swain,

O'Grady and Toial

249-15-Z Zoning District: RM-5 Ward: 28

Applicant: Robert Otter **Owner:** same as applicant

Premises Affected: 616-18 South Racine Avenue

Subject: Application for a variation to reduce the front setback from 15' to 2.83'

and to reduce the alley parking access setback from 2' to 1' for a proposed, four-story, five-unit building with a rear, detached, five-car garage. Motion to approve made by the Chairman. Second by Toia. Motion

carried 3-0; yeas -Swain, O'Grady and Toial

250-15-Z Zoning District: RM-5 Ward: 28

Applicant: Robert Otter **Owner:** same as applicant

Premises Affected: 616-18 South Racine Avenue

Subject: Application for a variation to reduce the required, accessory parking

spaces from three to two for an existing, three-story, three-unit building to allow for the establishment of a proposed, four-story, five-unit building with a rear, detached, five-car garage at 616 South Racine Avenue. **Motion to approve made by the Chairman. Second by Toia. Motion**

carried 3-0; yeas -Swain, O'Grady and Toial

251-15-Z Zoning District: RM-4.5 Ward: 44

Applicant: Michael and Phoebe Nitekman

Owner: same as applicant

Premises Affected: 1342 West Henderson Street

Subject: Application for a variation to reduce the rear setback from 35.38' to

22.05'; to reduce the west side setback from 2' to 0.3'; and, to reduce the combined side setback from 5' to 2.44' for a proposed, third floor addition and a rear, one-story addition to an existing, two-story, single-family residence connected to a rear, existing, two-car garage via an open

staircase.

Zoning District: B3-2 Ward: 30 Applicant: Thomas J. Biggs/DBA Another Dimension Tattoos

Owner: Chi-Scapes, LLC

Premises Affected: 3716 West Belmont Avenue

Subject: Application for a special use to establish a body art services facility.

Motion to approve made by the Chairman. Second by Toia. Motion

carried 3-0; yeas -Swain, O'Grady and Toial

253-15-S Zoning District: B3-2 Ward: 8 Applicant:Hawa Niang Ndiaye/DBA Khadija Hair Braiding

Owner: Mark Davis/Gertz Childrens Trust No. 2
Premises Affected: 8553 South Cottage Grove Avenue

Subject: Application for a special use to establish a hair braiding salon. **Motion to**

approve made by the Chairman. Second by Toia. Motion carried

3-0; yeas -Swain, O'Grady and Toial

254-15-S Zoning District: B3-2 Ward: 35

Applicant: Cuencas Family Hair Cuts

Owner: Sun Im

Premises Affected: 3718 West Lawrence Avenue

Subject: Application for a special use to establish a beauty salon. Motion to

approve made by the Chairman. Second by Toia. Motion carried

3-0; yeas –Swain, O'Grady and Toial

255-15-Z Zoning District: B3-1 Ward: 6

Applicant: V75 Limited **Owner:** Charles Taylor

Premises Affected: 125-27 West 75th Street

Subject: Application for a variation to establish a public place of amusement within

125' of an RS-3, Residential Single-Unit (Detached House) District.

Continued until August 21, 2015 at 2:00 PM.

256-15-S Zoning District: PMD 4A Ward: 27

Applicant: Mohammed Farooqui **Owner:** Charles Goodbar

Premises Affected: 215 North Damen Avenue

Subject: Application for a special use to establish a motor vehicle repair shop

which may include body work, painting and commercial vehicle repair. Motion to approve made by the Chairman. Second by Toia. Motion

carried 3-0; yeas -Swain, O'Grady and Toial

257-15-Z Zoning District: RM-4.5 Ward: 30

Applicant: Wieslawa Kozielski **Owner:** Santiago and Jose Estrella

Premises Affected: 3116-18 North Central Park Avenue

Subject: Application for a variation to reduce the south side setback from 2' to 0';

to reduce the north side setback from 2' to 0.53'; and, to reduce the combined side setback from 5' to 0.53' to allow the sub-division of 3118 North Central Park Avenue (lot 84) from 3116 North Central Park Avenue (lot 83); the existing two-story, four-unit building will remain at 3118 North Central Park Avenue. Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas —Swain,

O'Grady and Toial

258-15-Z Zoning District: RS-3 Ward: 1

Applicant: Access Housing I, LLC

Owner: City of Chicago

Premises Affected: 1746 North Francisco Avenue

Subject: Application for a variation to allow for the establishment of residential

units on a lot whose minimum area of 2,875 square feet is no less than 90% of the required 3,000 square feet for a proposed, two-story, two-unit building with two, rear, surface parking spaces. Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas

-Swain, O'Grady and Toia.

Due to an unexpected inability to maintain a quorum, the Chairman called for a recess of the morning session at 11:30 AM. The Board resumed the morning session at 1:00 with three members present – Swain, O'Grady, and Toia.

259-15-S Zoning District: PMD-4B Ward: 27

Applicant: Universal Scrap Metals, Inc. **Owner:** 2500 W. Fulton Holding Company

Premises Affected: 2500 West Fulton Street

Subject: Application for a special use to establish a Class IV-A recycling facility.

Motion to approve made by the Chairman. Second by Toia. Motion

carried 3-0; yeas -Swain, O'Grady and Toia.

260-15-Z Zoning District: RS-2 Ward: 41

Applicant: James and Roseann Greco

Owner: same as applicant

Premises Affected: 6644 West Hayes Avenue

Subject: Application for a variation to reduce the front setback from 21.8' to 9.92';

to reduce the east side setback from 4' to 2.59'; and, to reduce the combined side setback from 10.8' to 7.1' for a proposed, second floor addition, front open porch, rear open deck and a deck connecting the front porch and rear deck along with west side of the existing, two-story, single-family residence; the existing, rear, detached, two-car garage will remain. Motion to split the application made by the Chairman. Second by Toia. Motion carried 3-0; yeas -Swain, O'Grady and Toia. Motion to approve the reduction to the east setback made by the Chairman. Second by O'Grady. Motion carried 3-0; yeas -Swain, O'Grady and Toi (east side setback reduction approved). Motion to deny the reduction to the front setback made by the Chairman. Second by O'Grady. Motion carried 3-0; yeas - Swain,

O'Grady and Toia (front setback reduction denied).

261-15-S Zoning District: RM-6 Ward: 48

Applicant: Bryn Mawr Care, LLC **Owner:** same as applicant

Premises Affected: 5547 North Kenmore Avenue

Subject: Application for a special use to expand an existing nursing home (skilled

nursing care) facility with the addition of a seven-story stairwell; as a result, the resident capacity will be reduced from 78 to 72 persons. **Motion to approve made by the Chairman. Second by Toia. Motion**

carried 3-0; yeas -Swain, O'Grady and Toia.

262-15-S Zoning District: M1-3 Ward: 3

Applicant: Baderbrau, LLC

Owner: 2515 S. Wabash (Chicago), LLC **Premises Affected:** 2515 South Wabash Avenue

Subject: Application for a special use to allow for the establishment of a 4,358

square foot tavern, which is no greater than 10% (358 square feet) larger than what would otherwise be permitted (4,000 square feet). **Motion to approve made by the Chairman. Second by Toia. Motion carried**

3-0; yeas -Swain, O'Grady and Toia.

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. Continued until

October 16, 2015 at 2:00 PM.

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. Continued

until October 16, 2015 at 2:00 PM.

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. Continued until

October 16, 2015 at 2:00 PM.

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. Continued until

October 16, 2015 at 2:00 PM.

267-15-S Zoning District: B3-1 Ward: 1

Applicant: Surestaff, Inc.

Owner: Nodarse Family, LLC

Premises Affected: 2086 North Milwaukee Avenue

Subject: Application for a special use to establish a day labor employment agency.

Motion to approve made by the Chairman. Second by Toia. Motion

carried 3-0; yeas -Swain, O'Grady and Toia.

268-15-Z Zoning District: RM-5 Ward: 44

Applicant: John Ehrlich
Owner: same as applicant
Premises Affected: 520 West Barry Avenue

Subject: Application for a variation to reduce the north rear wall setback from a

side property line from 10' to 3.5' and to reduce the south end wall setback from a side property line from 3' to 0' for a 10.08' solid, masonry wall to be established along the rear of the property, for an 8.67' solid, cedar fence to be established along a portion of the southern property line and for a 10.83' solid, cedar fence to be established along a portion of the northern property line of an existing two-story townhouse in a 12-unit townhouse complex. **Motion to approve made by the Chairman. Second by**

Toia. Motion carried 3-0; yeas -Swain, O'Grady and Toia.

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.

Continued until October 16, 2015 at 2:00 PM.

270-15-S Zoning District: B3-3 Ward: 27

Applicant: Intercultural Montessori Foreign Language Immersion School

Owner: 114 S. Racine, LLC
Premises Affected: 114 South Racine Avenue

Subject: Application for a special use to expand an existing school at this location.

Motion to approve made by the Chairman. Second by Toia. Motion

carried 3-0; yeas -Swain, O'Grady and Toia.

271-15-S Zoning District: PMD-11A Ward: 25

Applicant: The Cermak Group, Ltd.

Owner: same as applicant

Premises Affected: 1300-16 West Cermak Road

Subject: Application for a special use to establish a one-story restaurant with one

drive-through lane. Continued until August 21, 2015 at 2:00 PM.

272-15-Z Zoning District: B3-2 Ward: 48

Applicant: 1300 W. Devon Partners, LLC

Owner: same as applicant

Premises Affected: 6355 North Wayne Avenue

Subject: Application for a variation to reduce the rear setback from 30' to 22.03' for

a proposed, three-story, six-unit building with five, surface, parking spaces and commercial/retail space on the ground floor. **Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas**

-Swain, O'Grady and Toia.

273-15-Z Zoning District: B3-2 Ward: 48

Applicant: 1300 W. Devon Partners, LLC

Owner: same as applicant

Premises Affected: 6355 North Wayne Avenue

Subject: Application for a variation to reduce the required, accessory parking

spaces from six to five for a proposed, three-story, six-unit building with five, surface, parking spaces and commercial/retail space on the ground floor. Motion to approve made by the Chairman. Second by Toia.

Motion carried 3-0; yeas –Swain, O'Grady and Toia.

274-15-Z Zoning District: B3-2 Ward: 48

Applicant: 1300 W. Devon Partners, LLC

Owner: same as applicant

Premises Affected: 6354 North Lakewood Avenue

Subject: Application for a variation to reduce the rear setback from 30' to 22.03' for

a proposed, three-story, six-unit building with five, surface, parking spaces and commercial/retail space on the ground floor. Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas

-Swain, O'Grady and Toia.

275-15-Z Zoning District: B3-2 Ward: 48

Applicant: 1300 W. Devon Partners, LLC

Owner: same as applicant

Premises Affected: 6354 North Lakewood Avenue

Subject: Application for a variation to reduce the required, accessory parking

spaces from six to five for a proposed, three-story, six-unit building with five, surface, parking spaces and commercial/retail space on the ground floor. Motion to approve made by the Chairman. Second by Toia.

Motion carried 3-0; yeas -Swain, O'Grady and Toia.

The Board finished its morning session at 2:40 PM. The Board took a fifteen minute recess and then began the afternoon session at 2:55 PM with three members present – Swain, O'Grady, and Toia.

2:00 P.M.

276-15-S Zoning District: DR-3 Ward: 42

Applicant: Michael Verdone **Owner:** same as applicant

Premises Affected: 55 East Cedar Street, Unit One

Subject: Application for a special use to establish a vacation rental unit on the first

floor of an existing, three-story, three-unit building. Withdrawn.

277-15-S Zoning District: DR-3 Ward: 42

Applicant: Michael Verdone **Owner:** same as applicant

Premises Affected: 55 East Cedar Street, Unit Two

Subject: Application for a special use to establish a vacation rental unit on the

second floor of an existing, three-story, three-unit building. Withdrawn.

278-15-S Zoning District: DR-3 Ward: 42

Applicant: Michael Verdone **Owner:** same as applicant

Premises Affected: 55 East Cedar Street, Unit Three

Subject: Application for a special use to establish a vacation rental unit on the third

floor of an existing, three-story, three-unit building. Withdrawn.

279-15-Z Applicant: Zoning District: B3-2Ward: 2
SRD Holdings, LLC Series 2054 Chicago, LLC

Owner: same as applicant

Premises Affected: 2054 West Chicago Avenue

Subject: Application for a variation to allow for the development of a lot whose

minimum area of 2,964 square feet is no less than 90% of the required 3,000 square feet for a proposed, four-story, three-unit building with ground floor commercial/retail space and three enclosed parking spaces. Motion to approve made by the Chairman. Second by Toia. Motion

carried 3-0; yeas -Swain, O'Grady and Toia.

280-15-Z Zoning District: RT-4 Ward: 26

Applicant:Jeffrey GranichOwner:same as applicantPremises Affected:2243 West Erie Street

Subject: Application for a variation to reduce the front setback from 14.89' to

12.43'; to reduce the west side setback from 2' to 0.01'; and, to reduce the combined side setback from 4.8' to 2.69'; and, to reduce the alley parking access setback from 2' to 0.72' for a proposed, two-story, rear addition with a rear, open deck, a rooftop enclosure and a roof deck and a front enclosed porch all added to an existing, two-story, single-family residence; an existing, rear, detached, two-car garage will remain and become a legally legalized accessory structure. Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain,

O'Grady and Toia.

281-15-Z Zoning District: RS-3 Ward: 33

Applicant: Elim Romanian Pentacostal Church

Owner: same as applicant

Premises Affected: 4854 North Bernard Street

Subject: Application for a variation to increase the pre-existing floor area of 41,148

square feet by no more than 15% (880 square feet) for a proposed, two-story addition to an existing religious assembly facility. **Motion to approve made by the Chairman. Second by Toia. Motion carried**

3-0; yeas –Swain, O'Grady and Toia.

282-15-S Zoning District: C1-1 Ward: 26

Applicant: 3201-03 W. Armitage Corporation

Owner: same as applicant

Premises Affected: 1946 North Kedzie Avenue

Subject: Application for a special use to expand an existing residential use below

the second floor in an existing, two-story coach house. Motion to approve made by the Chairman. Second by Toia. Motion carried

3-0; yeas –Swain, O'Grady and Toia.

283-15-S Zoning District: B3-2 Ward: 36

Applicant: Jorge Marban

Owner: Crawford Real Estate Services, Inc.

Premises Affected: 6260 West Grand Avenue

Subject: Application for a special use to establish a 13-space, off-site, accessory,

parking lot to serve a proposed, 298-person capacity, indoor, soccer facility to be located at 6310 West Grand Avenue. Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas

-Swain, O'Grady and Toia.

CONTINUANCES

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. **Continued until**

December 18, 2015 at 2:00 PM.

8-15-Z Zoning District: B2-3 Ward: 36

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. **Motion to approve made by the Chairman. Second by Toia. Motion carried**

3-0; yeas -Swain, O'Grady and Toia.

15-15-S Zoning District: PMD-9 Ward: 37

Applicant: S. Bar Sinister, LLC **Owner:** same as applicant

Premises Affected: 1200-1300 North Kostner Avenue

Subject: Application for a special use to expand an existing Class IV-B recycling

facility. Motion to approve made by the Chairman. Second by Toia.

Motion carried 3-0; yeas –Swain, O'Grady and Toia.

118-15-Z Zoning District: RM-5 Ward: 27

Applicant: Inna Elterman **Owner:** same as applicant

Premises Affected: 1532 North Wieland Street

Subject: Application for a variation to reduce the front setback from 12.27' to 6'; to

reduce the front obstruction setback from 20' to 12.33'; to reduce the rear

setback from 28.63' to 8'; to reduce the north side setback from 2' to 0'; to reduce the south side setback from 2' to 0.33'; and, to reduce the combined side setback from 5' to 0.33' for a proposed, four-story, single-family residence with a below-grade, two-car garage, accessed directly from North Wieland Street. Motion to approve subject to the condition stated on the record made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O'Grady and Toia.

119-15-Z Zoning District: RM-5 Ward: 27

Applicant: Inna Elterman **Owner:** same as applicant

Premises Affected: 1532 North Wieland Street

Subject: Application for a variation to increase the 45' building height maximum

by no more than 10% (4.5') for a proposed, four-story, single-family residence with a below-grade, two-car garage, accessed directly from North Wieland Street. **Motion to approve subject to the condition stated on the record made by the Chairman. Second by Toia.**

Motion carried 3-0; yeas -Swain, O'Grady and Toia.

120-15-S Zoning District: B3-1 Ward: 45

Applicant: The Church in Chicago same as applicant

Premises Affected: 3901 West Irving Park Road

Subject: Application for a special use to establish a 30-space, off-site, required,

accessory parking lot to serve the existing, 444-seat church located at 3915 West Irving Park Road. Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O'Grady and

Toia.

133-15-Z Zoning District: RT-4 Ward: 46

Applicant: Troy Leight 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 Toia. Motion carried

3-0; yeas -Swain, O'Grady 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. **Continued until October 16, 2015 at 2:00 PM.**

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 October 16,**

2015 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. **Continued until**

October 16, 2015 at 2:00 PM.

175-15-S Zoning District: B1-1 Ward: 31 Applicant:Mercedes Barroso/DBA Mercy's Unisex Salon

Owner: Donato Nuizar

Premises Affected: 4846 West Fullerton Avenue

Subject: Application for a special use to establish a beauty and nail salon. **Motion**

to approve made by the Chairman. Second by Toia. Motion carried

3-0; yeas -Swain, O'Grady and Toia.

233-15-Z Zoning District: RM-4.5 Ward: 32

Applicant: Laura Krajecki and Darius Smolinski

Owner: same as applicant

Premises Affected: 1826 North Wilmot Avenue

Subject: Application for a variation to reduce the northwest side setback from 2' to

0'; to reduce the southeast side setback from 2' to 1.54'; to reduce the combined side setback from 4.8' to 1.54'; and, to reduce the rear setback from 28' to 26.91' for a proposed, rear, three-story, addition with a three-story spiral staircase and a first floor open deck connected, via a catwalk with stair access to grade level, to a proposed rooftop deck to be established on an existing, rear, two-car garage; the existing, three-story, three-unit building will be converted to a single-family residence. Motion to split the application made by the Chairman. Second by O'Grady. Motion carried 3-0; yeas -Swain, O'Grady and Toia.

Motion to approve the reduction to the rear setback made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O'Grady and Toia (rear setback reduction approved). Motion to approve the reduction to the southeast side setback made by the Chairman. Second by O'Grady. Motion carried 3-0; yeas – Swain, O'Grady and Toia (southeast side setback approved). Motion to deny the reduction to the northwest side setback made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O'Grady and Toia (northwest setback reduction denied).

Motion to move into closed session pursuant to: (1) Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session; and (2) pursuant to Section 2(c)(21) of the Open Meetings Act for the Board's semi-annual review of its closed session minutes made by the Chairman. Second by O'Grady. Motion carried 3-0; yeas – Swain, O'Grady and Toia. Meeting went into closed session at 5:40 PM.

Motion to return to open session for voting made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O'Grady and Toia. Meeting returned to open session at 6:15.

The Chairman announced that in closed session, the Board had reviewed the Board's closed session minutes and had determined that the need for confidentiality still existed for all closed minutes.

Motion to approve a written resolution containing findings of fact consistent with the vote of the Board for Villa Celeste, LLC's applications for special uses to establish vacation rental units at 67 East Cedar Street (Cal. Nos. 72-15-S and 73-15-S) made by the Chairman. Second by O'Grady. Motion carried 3-0; yeas – Swain, O'Grady and Toia.

Motion to approve written resolutions containing finding oo fact consistent with the votes of the Board at its special meeting of May 28, 2015, for Cal. Nos. 181-15-S, 182-15-S and 235-14-A made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O'Grady and Toia.

Motion to Approve written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of June 19, 2015. Second by O'Grady. Motion carried 3-0; yeas – Swain, O'Grady and Toia.

Motion to adjourn made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O'Grady and Toia. Meeting adjourned at 6:25 PM.