Chairman Sercye called meeting to order at 9:25 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with four members present (Sercye, Toia, O’Grady and Williams). Flores arrived at 11:00.

Motion to approve the minutes from the March 18, 2016 regular meeting made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, O’Grady Toia and Williams.

Motion to approve the April 15, 2016 agenda made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, O’Grady Toia and Williams.

9:00 AM

CONTINUED MATTER FROM MARCH 18, 2016

111-16-Z
APPLICANT: David Berger
OWNER: Jerome and Karen S. Berger
PREMISES AFFECTED: 1621 W. Berteau Avenue
SUBJECT: Application for a variation to reduce the rear setback from 16.34' to 8.3'; to reduce the east side setback from 3.44' to 0'; and, to reduce the 225 square feet of rear yard open space to 175 square feet for the proposed sub-division of the existing, subject, 43' x 35' former portion of the subject zoning lot will be combined to an adjacent, 35' x 123.75' zoning lot, located at 4151 N. Paulina Street, resulting in the establishment of such as a 35' x 166.75' zoning lot

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.
112-16-Z
APPLICANT: David Berger
OWNER: Jerome and Karen S. Berger
PREMISES AFFECTED: 1621 W. Berteau Avenue
SUBJECT: Application for a variation to reduce the quantity of off-street vehicular parking spaces by no more than one for the proposed sub-division of the existing, subject, 43' x 93.7' zoning lot into a 43' x 58.7' zoning lot; this 43' x 35' former portion of the subject zoning lot will be combined to an adjacent, 35' x 123.75 zoning lot, located at 4151 N. Paulina Street, resulting in the establishment of such as 35' x 166.75' zoning lot.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas –Sercye, Flores, O’Grady, Toia and Williams.

REGULAR ORDER

146-16-S
APPLICANT: Victoria Smith
OWNER: Nick Tselepatiotis
PREMISES AFFECTED: 3924 N. Broadway
SUBJECT: Application for a special use to permit the establishment of a beauty salon/barber shop.

Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, O’Grady, Toia and Williams.

147-16-S
APPLICANT: WHCP-N 2050 LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2050 N. Clark Street
SUBJECT: Application for a special use to permit the establishment of a six-story, thirty-four dwelling unit residential building with thirty required on-site parking spaces on the ground level.

Continued until May 20, 2016 at 9:00 AM.

148-16-Z
APPLICANT: WHCP-N 2050, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2050 N. Clark Street
SUBJECT: Application for a variation to increase the maximum allowed building height from 60' to 66' for a six-story, thirty-four dwelling unit residential building with parking on the ground floor.

Continued until May 20, 2016 at 9:00 AM.
149-16-Z
APPLICANT: WHCP-N 2050, LLC
OWNER: Same as applicant as applicant
PREMISES AFFECTED: 2050 N. Clark Street
SUBJECT: Application for a variation to reduce the required rear west setback from 30' to 0' for a six-story, thirty-four dwelling unit residential building with parking on the ground floor.
Continued until May 20, 2016 at 9:00 AM.

150-16-Z
APPLICANT: WHCP-N 2050 LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2050 N. Clark Street
SUBJECT: Application for a variation to reduce the required off street parking from thirty-four spaces to thirty for a six-story, thirty four dwelling unit residential building with thirty parking spaces on the ground floor.
Continued until May 20, 2016 at 9:00 AM.

151-16-A
APPLICANT: Golin Family Trust
OWNER: Same as applicant as applicant
PREMISES AFFECTED: 1370 N. Milwaukee Avenue
SUBJECT: Application for an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an off-premise advertising sign.
Continued until May 20, 2016 at 9:00 AM.

152-16-S
APPLICANT: Industrial Metal Enterprise, Inc.
OWNER: 901 N. Kilpatrick, LLC
PREMISES AFFECTED: 901 North Kilpatrick Avenue
SUBJECT: Application for a special use to permit the establishment of a Class IV-A recycling facility.
Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

153-16-A
APPLICANT: Outdoor Impact, Inc.
OWNER: Chgo Fondue Stube, Inc.- Fondue Stube
PREMISES AFFECTED: 2717 W. Peterson Avenue
SUBJECT: Application for an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a 15’x 20’ off-premise advertising sign.
Vote to uphold the Zoning Administrator made by Sercye.
Vote to reverse the Zoning Administrator made by O’Grady, Toia and Williams. Decision of the Zoning Administrator reversed by a 3-1 vote.
<table>
<thead>
<tr>
<th>Case Number</th>
<th>ZONING DISTRICT</th>
<th>WARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>154-16-A</td>
<td>B3-2</td>
<td>47</td>
</tr>
<tr>
<td>APPLICANT:</td>
<td>Outdoor Impact, Inc.</td>
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<tr>
<td>OWNER:</td>
<td>4811 N Ashland, LLC</td>
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<tr>
<td>PREMISES AFFECTED:</td>
<td>4811 N. Ashland Avenue</td>
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<tr>
<td>SUBJECT:</td>
<td>Application for an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a 30'x 28' off-premise/advertising sign. Vote to uphold the Zoning Administrator made by Sercye. Vote to reverse the Zoning Administrator made by Flores, O'Grady, Toia and Williams. Decision of the Zoning Administrator reversed by a 4-1 vote.</td>
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<tr>
<td>155-16-A</td>
<td>C1-3</td>
<td>27</td>
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<tr>
<td>APPLICANT:</td>
<td>OOS Investments, LLC</td>
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<td>OWNER:</td>
<td>David Gevercer</td>
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<tr>
<td>PREMISES AFFECTED:</td>
<td>770 N. Milwaukee Avenue</td>
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<tr>
<td>SUBJECT:</td>
<td>Application for an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an off premise sign. Continued until May 20, 2016 at 9:00 AM.</td>
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</tr>
<tr>
<td>156-16-S</td>
<td>B3-1</td>
<td>15</td>
</tr>
<tr>
<td>APPLICANT:</td>
<td>Frankie's Place, Inc.</td>
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<td>OWNER:</td>
<td>2607 W 47th Street, LLC</td>
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<td>PREMISES AFFECTED:</td>
<td>2607 W. 47th Street</td>
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<tr>
<td>SUBJECT:</td>
<td>Application for a special use to expand an existing tavern to the rear of the building and to provide an outdoor patio. Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and Williams.</td>
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<tr>
<td>157-16-Z</td>
<td>RM-5</td>
<td>1</td>
</tr>
<tr>
<td>APPLICANT:</td>
<td>1542 W Fry, LLC</td>
<td></td>
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<tr>
<td>OWNER:</td>
<td>Same as applicant</td>
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<tr>
<td>PREMISES AFFECTED:</td>
<td>1542 W. Fry Street</td>
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</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a variation to reduce the rear setback from 20'-6&quot; to 8'-6&quot; and to reduce the rear yard open space from the required 145 square feet to zero for a three-story, three dwelling unit building with a rear three-story open porch/deck and attached three car garage. Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams.</td>
<td></td>
</tr>
</tbody>
</table>
158-16-S
APPLICANT: Lakeshore Outdoor Advertising, Inc.
OWNER: 88 Investment Group, LLC
PREMISES AFFECTED: 841 W. Cermak Street
SUBJECT: Application for a special use to permit the establishment of an off-premise advertising sign.
Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams.

159-16-Z
APPLICANT: One Via Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 6717 W. Ardmore Avenue
SUBJECT: Application for a variation to reduce the minimum required front setback from 30' to 7.63'; the east setback from 6.29' to 5.40', the west setback from 6.29' to 3.75' for a total required side setback combination from 18.875' to 9.15' and to reduce the required rear setback from 23.38' to 3.24'; and to reduce the rear yard open space from 341.4 square feet to 165 square feet, for a front open porch, side open deck, second floor addition and an attached two-car private garage.
Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams.

160-16-Z
APPLICANT: One Via Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 6717 W. Ardmore Avenue
SUBJECT: Application for a variation to increase the maximum floor area ratio by not more than 0.6 (3,151.542 square feet) for a front open porch, side open deck, second floor addition and an attached two-car private garage.
Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams.

161-16-Z
APPLICANT: Tim and Ann Morrison
OWNER: Same as applicant
PREMISES AFFECTED: 2245 W. McLean Avenue
SUBJECT: Application for a variation to increase the existing non-conforming floor area, not to exceed 15% of the 3,031.26 square feet to 3,475.58 square feet for a second floor addition; a rear, two-story addition and a rear open porch and stair system to access the garage roof deck.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Flores, and Toia.
162-16-Z
APPLICANT: Tim and Ann Morrison
OWNER: Same as applicant
PREMISES AFFECTED: 2245 W. McLean Avenue
SUBJECT: Application for a variation to reduce the required front yard setback from 14.61' to 7.71'; the rear setback from 30' to 20.94'; the west setback to from 2.0' to 0.53" and the combined setback from 4.8' to 3.31' (2.78' on the east) and to allow 338.9 square feet of rear yard open space to be located on the garage roof deck (the remainder will be at grade) for a second floor addition; a rear two story addition and a rear open porch and stair system to access the garage roof deck.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Flores, and Toia.

163-16-Z
APPLICANT: Casper, Inc. (Matthew Gancarz)
OWNER: Wladyslawa Gancarz
PREMISES AFFECTED: 3246-48 N. Central Avenue
SUBJECT: Application for a variation to permit the establishment of a public place of amusement license for an existing restaurant which is located within 125' of an RS-2 (Residential Zoning District).
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Flores, and Williams (Toia recused).

164-16-Z
APPLICANT: HACM 2, LLC - Washtenaw Series
OWNER: Same as applicant
PREMISES AFFECTED: 2619-21 N. Washtenaw Avenue
SUBJECT: Application for a variation to reduce the required south setback from 2' to 0.14' (the north setback to be 0.71'); for a total side yard combination from 5' to 0.85' for the sub-division of one zoning lot into two zoning lots measuring 25' x 125.87'; the existing two story, two dwelling unit building at 2621 N. Washtenaw will remain.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Flores, and Toia.

165-16-S
APPLICANT: Oxford Lawrence, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2208 West Lawrence Avenue
SUBJECT: Application for a special use to permit the establishment of six off-site parking spaces to serve the proposed residential units in an existing building at 2200 W. Lawrence Avenue.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Flores, and Toia.
166-16-Z
APPLICANT: 636-38 W 37th Street Inc.
OWNER: Raymond T. DeGrazia
PREMISES AFFECTED: 638 W. 37th Street
SUBJECT: Application for a variation to reduce the west side setback from 2' to 1.8' (east setback to be at 3') for the reduction of the total combined side setback from 5' to 4.8' for a two-story, single-family residence, with a roof deck, rear, open porch, open deck and rooftop stairway enclosure.

Motion to approve made by the Chairman. Second by Toia; nays – Sercye, Williams; yays – Toia; continued until May 20, 2016 so that absent Board members may read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e).

167-16-Z
APPLICANT: Forte Royal, Ltd.
OWNER: Same as applicant
PREMISES AFFECTED: 3717 N. Ashland Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from 30' to 22' for a rear open stair and landing exceeding 6' in height to access the roof deck on the existing garage.

Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, O’Grady and Toia.

168-16-Z
APPLICANT: Justin Small
OWNER: Same as applicant
PREMISES AFFECTED: 2922 N. Sheffield
SUBJECT: Application for a variation to reduce the required rear setback from 36'-9" to 21'-4" for an open stair/bridge that exceeds 6' in height to access a rooftop deck which will provide the rear yard open space for the subject site.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

169-16-S
APPLICANT: Urban Holiday, LLC
OWNER: Chestnut Marc Venture, LLC- 55
PREMISES AFFECTED: 312 W. Chestnut
SUBJECT: Application for a special use to expand an existing forty-six room hotel by six rooms for a total of fifty-two rooms.

Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, O’Grady, and Toia.
170-16-Z
APPLICANT: Urban Holiday, LLC
OWNER: Chestnut Mar Venture, LLC
PREMISES AFFECTED: 312 W. Chestnut Street
SUBJECT: Application for a variation to reduce the required off-street parking to serve a fifty-two room hotel from eight parking spaces to zero. The subject site qualifies as a transit served location.
Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yea – Sercye, Flores, O’Grady, and Toia.

171-16-Z
APPLICANT: Elizabeth Finan
OWNER: Same as applicant
PREMISES AFFECTED: 3410 N. Halsted Street
SUBJECT: Application for a variation to reduce the minimum lot area to no less than 90% of the required 3,000 square feet to 2,928 square feet for a four-story, three dwelling unit building with ground floor office/retail space and three on-site parking spaces.
Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yea – Sercye, O’Grady, Toia and Williams.

172-16-Z
APPLICANT: Jack Wdowikowski
OWNER: Same as applicant as applicant
PREMISES AFFECTED: 7109 W. Schreiber Avenue
SUBJECT: Application for a variation to permit an existing dwelling unit in a converted single-family residence, for a total of two dwelling units. Total number of units may not exceed more than one unit above the buildings original construction.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yea – Sercye, O’Grady, Toia and Williams (Toia recused).

173-16-S
APPLICANT: 1800 Ashland, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1800-04 S. Ashland Avenue/1601-11 W. 18th Street
SUBJECT: Application for a special use to permit a 100% reduction in parking for a three-story, fourteen dwelling unit building with ground floor retail which is located in a transit served location and will be redeveloped.
Motion to approve subject to the conditions made on the record made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.
174-16-S

ZONING DISTRICT:B1-2
WARD:26

APPLICANT: Comet Development 1 LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2432 W. Chicago Avenue
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor, for a three-story, five-dwelling unit building with a roof top deck and rooftop stair enclosure and a detached five-car garage with a roof top deck and open stair access.

Motion to approve subject to the conditions made on the record made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

175-16-Z

ZONING DISTRICT:B1-2
WARD:26

APPLICANT: Comet Development 1 LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2432 W. Chicago Avenue
SUBJECT: Application for a variation to reduce the required rear setback from 30' to 21.5' for a three-story, five-dwelling unit building with a rooftop deck and roof top stair enclosure and a detached five car garage with a rooftop deck and stair access.

Motion to approve subject to the conditions made on the record made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

176-16-Z

ZONING DISTRICT:B1-2
WARD:26

APPLICANT: Comet Development 1, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2432 W. Chicago Avenue
SUBJECT: Application for a variation to increase the allowable square footage of an accessory building by not more than 10% of what is permitted from 756 square feet to 819 square feet.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

The Board did not recess between the 9:00 AM Session and 2:00 PM Session.
2:00 P.M.

177-16-Z
APPLICANT: Comet Development 1, LLC
PREMISES AFFECTED: 2112 N. Oakley Avenue
Subject: Application for a variation to reduce the north setback from 2' to 0', (south to be 2.5'), reduce the combined side setback from 4.8' to 2.5', reduce the rear setback from 28' to 21' for a two-story single-family residence, roof top stairway enclosure, roof deck, rear open deck and an attached, two-car private garage with a roof deck which will contain the relocated 225 square feet of rear yard open space.
Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

178-16-S
APPLICANT: Evans Street, LLC
OWNER: Raul and Mercedes Gomez
PREMISES AFFECTED: 1519 W. 18th Street
SUBJECT: Application for a special use to permit the establishment of a liquor store on the first floor of an existing building.
Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

179-16-Z
APPLICANT: Dearborn Developers, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2240 N. Milwaukee Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from 35' to 12.03' for a six-story mixed use building, with retail space at grade level, thirty-eight dwelling units above and thirty indoor parking spaces.
Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

180-16-Z
APPLICANT: Dearborn Developers, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2240 N. Milwaukee Avenue
SUBJECT: Application for a variation to reduce the required off street parking from the required thirty-eight parking spaces to thirty parking spaces, for a six-story, mixed use retail building with thirty-eight dwelling units above and thirty indoor parking spaces.
Withdrawn by the Applicant.
181-16-Z
APPLICANT: Denny Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3423 N. Hamilton Avenue
SUBJECT: Application for a variation to reduce the required rear setback from 34.72' to 2.33', the north setback from 2' to zero (south setback to be 2'), the total combined side setback from 5' to 2' for a detached two-car private garage with roof deck, an attached fireplace and one open stairwell providing access to the garage roof deck.
Continued until June 17, 2016 at 2:00 PM.

182-16-Z
APPLICANT: Maria T. Hernandez
OWNER: Same as applicant
PREMISES AFFECTED: 1859 W. Dickens Avenue
SUBJECT: Application for a variation to reduce the required rear setback from 37.5' to 22.46' for a new detached two-car private garage with roof deck and one stairwell providing access to the roof deck.
Dismissed for want of prosecution.

183-16-Z
APPLICANT: Michael Kowalczyk
OWNER: Same as applicant
PREMISES AFFECTED: 2912 N. Rutherford Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 40.45' to 20.25' for a second floor porch and balcony with roof for the existing 2-story single-family residence.
Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and Williams.

184-16-Z
APPLICANT: Replay Andersonville, Inc.
OWNER: Lakeview Property Rental, LLC
PREMISES AFFECTED: 5356-58 N. Clark Street
SUBJECT: Application for a variation to permit the establishment of a public place of amusement license, within an existing restaurant which is within 125' of an RS-3 Residential Zoning District; applicant will provide live entertainment, music, DJ, games and a cover charge.
Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, O'Grady, and Williams (Toia recused).
185-16-S  ZONING DISTRICT:B3-1  WARD:41
APPLICANT: Nits N Nats
OWNER: Lou Karnezis
PREMISES AFFECTED: 7253 W. Touhy Avenue
SUBJECT: Application for a special use to permit the establishment of a hair salon.
       Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

186-16-Z  ZONING DISTRICT:RT-4  WARD: 1
APPLICANT: Michael and Soyyun Chung
OWNER: Same as applicant
PREMISES AFFECTED: 2910 W. Palmer Street
SUBJECT: Application for a variation to reduce the front building line setback from 20' to 8.58 for a 9' high steel pergola on top of an existing roof deck of a three-story, two-dwelling unit building.
       Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

187-16-Z  ZONING DISTRICT:RS-3  WARD:15
APPLICANT: Jose Rojas
OWNER: Same as applicant as applicant
PREMISES AFFECTED: 4856 S. Paulina Street
SUBJECT: Application for a variation to reduce the front setback from 10.29' to 4.28'; for an open secondary spiral staircase onto an existing two-story, four-dwelling unit building.
       Dismissed for want of prosecution.

188-16-Z  ZONING DISTRICT:RS-3  WARD:47
APPLICANT: Denny Development
OWNER: Same as applicant
PREMISES AFFECTED: 1924 W. Patterson Avenue
SUBJECT: Application for a variation to reduce the rear setback from 34.99' to 3', the east setback from 2.4' to zero, (west setback to be 2.0') and to reduce the total side yard setback combination from 6' to 2' for a proposed detached two-car garage with roof deck.
       Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.
189-16-Z
APPLICANT: Denny Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3837 N. Hoyne Avenue
SUBJECT: Application for a variation to reduce the south side setback from 2.8' to zero (north side setback to be 3.5') and to reduce the combined side setback from 7.0' to 3.5' and to reduce the rear setback from 34.748' to 2' for a detached three-car garage with roof deck and exterior stairs and exterior fireplace.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

190-16-S
APPLICANT: GLPE II, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 21 S. Ashland Avenue
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor for a four-story, forty-seven dwelling unit residential building with an attached parking garage.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

191-16-S
APPLICANT: Montessori Academy of Chicago
OWNER: Randolph Adventures, Inc.
PREMISES AFFECTED: 1335 W. Randolph Street
SUBJECT: Application for a special use to expand an existing school with two class rooms to be located in the lower level of the existing building.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

192-16-S
APPLICANT: Islamic Center of Chicagoland, Inc.
OWNER: Mohammed Ali
PREMISES AFFECTED: 4856 N. Elston Avenue
SUBJECT: Application for a special use to permit the establishment of a community center in an existing single story building.

Continued until June 17, 2:00 PM at the request of the Applicant.
193-16-S
APPLICANT: Islamic Center of Chicagoland, Inc.
OWNER: Mohammed Ali
PREMISES AFFECTED: 4846 N. Elston Avenue
SUBJECT: Application for a special use to permit the establishment of a religious assembly facility. Continued until June 17, 2:00 PM at the request of the Applicant.

194-16-S
APPLICANT: Islamic Center of Chicagoland, Inc.
OWNER: Mohammed Ali
PREMISES AFFECTED: 4856 North Elston Avenue
SUBJECT: Application for a special use to permit the establishment of accessory off-site parking to serve a religious assembly facility located at 4846 N. Elston Avenue. Continued until June 17, 2:00 PM at the request of the Applicant.

CONTINUANCES

38-16-S
APPLICANT: Mark Twain Hotel, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 101-13 W. Division Street
SUBJECT: Application for a special use to establish a five-story, 151-room hotel with ground floor commercial space. Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

52-16-Z
APPLICANT 351 W. Dickens Condominium Association
OWNER: Same as applicant
PREMISES AFFECTED: 351-53 W. Dickens Avenue
SUBJECT: Application for a variation to reduce the west side setback from 5’ to 0’ to replace four, open, balconies along the west side of the building and an open, spiral staircase, which will access a proposed, rooftop deck from the fourth floor balcony; three, open balconies along the east side of the building, which project over the public right-of-way, will also be replaced. Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.
76-16-Z
APPLICANT: Regal, Inc.
OWNER: Joseph Benson
PREMISES AFFECTED: 6947 S. South Chicago Avenue
SUBJECT: Application for a variation to establish a public place of amusement license for a proposed banquet hall within 125’ of an RS-3, Residential Single-Unit (Detached House) District.
Continued until June 17, 2016 at 2:00 PM.

93-16-Z
APPLICANT: 1110 North Ashland, LLC
OWNER: Nanc N Ed, LLC, 1110 Series
PREMISES AFFECTED: 1108-10 N. Ashland Avenue
SUBJECT: Application for a variation to allow for the establishment of a sixth residential unit on a lot whose area of 5,500 square feet is no less than 90% of the required 6,000 square feet for a proposed, four-story, six-unit building; the ground floor will contain office/retail space and two, enclosed parking spaces, four additional surface parking spaces will be provided in the rear.
Continued until June 17, 2016 at 2:00 PM.

97-16-S
APPLICANT: LG Development Group, LLC – 61 West Erie Series
OWNER: Same as applicant
PREMISES AFFECTED: 57-61 West Erie Street
SUBJECT: Application for a special use to establish a residential use below the second floor for a proposed 12-story, 10-unit building with 12 indoor, at-grade parking spaces; the adjacent, three-story, three-unit building will remain unchanged other than being connected to this proposed development.
Withdrawn by the Applicant.

98-16-S
APPLICANT: JAB Merger
OWNER: MRR 227 North LLC
PREMISES AFFECTED: 1546-56 N. Weiland Street/ 227-233 W. North Avenue
SUBJECT: Application for a special use to reduce required residential parking from the required 60-spaces to 20-spaces to serve a proposed 6-story retail, 42 dwelling unit and 18 efficiency unit building.
Motion to approve subject to the conditions made on the record made by the Chairman. Second by Toia. Motion carried 5-0; yea – Sercye, Flores, O’Grady, Toia and Williams.
99-16-Z
APPLICANT: JAB Merger
OWNER: MRR 227 North LLC
PREMISES AFFECTED: 1546-56 N. Weiland Street/ 227-233 W. North Avenue
SUBJECT: Application for a variation to eliminate the one required loading berth for a six story 60 unit residential building (42 dwelling unit and 18 efficiency units) with 2,400 square feet of commercial space on the ground floor and 16 parking spaces.

Motion to approve subject to the conditions made on the record made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

100-16-Z
APPLICANT: JAB Merger
OWNER: MRR 227 North LLC
PREMISES AFFECTED: 1546-56 N. Weiland Street/ 227-233 W. North Avenue
SUBJECT: Application for a variation to reduce the rear setback (for floors containing dwelling units) from 30’ to 15’ for a six-story 60-unit residential building (42 dwelling units and 18 efficiency units) with 2,400 square feet of commercial space on the ground floor and 16 parking spaces.

Motion to approve subject to the conditions made on the record made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

107-16-Z
APPLICANT: 658 Melrose, LLC
OWNER: Same as applicant as applicant as applicant
PREMISES AFFECTED: 658 W. Melrose Street
SUBJECT: Application for a variation to reduce the rear setback from 34.83’ to 12.43’; to reduce the west side setback from 2’ to 0.33’; to reduce the east side setback from 2’ to 1’; and, to reduce the combined site setback from 5’ to 1.33’ for a proposed, four-story, two-unit building with a rooftop deck and front, attached, two-car garage accessed directly from West Melrose Street.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.
108-16-Z
APPLICANT: 658 Melrose, LLC
OWNER: Same as applicant as applicant as applicant
PREMISES AFFECTED: 658 W. Melrose Street
SUBJECT: Application for a variation to increase the maximum allowed height of 45' by no more than 10% (4.5') for a proposed, four-story, two-unit building with a roof top deck and front, attached, two-car garage accessed directly from West Melrose Street.
Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

119-16-Z
APPLICANT: Sandeep Gupta
OWNER: Same as applicant
PREMISES AFFECTED: 2241 N. Cleveland Avenue
SUBJECT: Application for a variation to reduce the north side setback from 2’ to 0’; to reduce the south side setback from 2’ to 0’; and, to reduce the combined side setback from 4.8’ to 0’ for a proposed, second floor, rear addition to an existing, two-story, single-family residence; and, to allow the 126 square feet of rear yard open space to be provided on the rooftop deck proposed to be established on the proposed, rear, detached, one-car garage which will be accessed via an open stair exceeding 6' in height.
Continued until May 20, 2016 at 2:00 PM.

124-16-S
APPLICANT: Adrian Sanchez/DBA Prefer Valet Parking Service, Inc.
OWNER: Tony Sanchez
PREMISES AFFECTED: 2814-38 West 26th Street
SUBJECT: Application for a special use to permit the establishment of a non-accessory parking lot.
Continued until May 20, 2016 at 2:00 PM.
499-15-Z
APPLICANT: Susan Lee and John Robert Hollender
OWNER: Same as applicant
PREMISES AFFECTED: 4508 N. Damen Avenue
SUBJECT: Application for a variation to reduce the front setback from 32.97' to 24.57'; to reduce the rear setback from 38.78'; to 21.52'; to reduce the north side setback from 3.21' to 2.14'; and, to reduce the combined side setback from 8.03' to 6.16 for a proposed, second floor, duplex-up addition into the existing attic of a two-story, two-unit building, to add a rear, three-story, open porch and an open, side stairwell, providing access to a basement which will become a duplex-down unit from the existing first floor unit; a front, attached, three-car garage that is accessed directly from North Damen Avenue will also be provided.
Motion to deny made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, O'Grady, Toia and Williams. Request denied.

500-15-Z
APPLICANT: Susan Lee and John Robert Hollender
OWNER: Same as applicant
PREMISES AFFECTED: 4508 N. Damen Avenue
SUBJECT: Application for a variation to increase the pre-existing height of 35.75' by no more than 10% (2.83') for a proposed, second floor, duplex-up addition into the existing attic of a two-story, two-unit building, to add a rear, three-story, open porch and an open, side stairwell, providing access to a basement which will become a duplex-down unit from the existing first floor unit; a front, attached, three-car garage that is accessed directly from North Damen Avenue will also be provided.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-1; yeas – Sercye, O’Grady, and Toia; nays -- Williams.

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 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams. Meeting went into closed session at 7:37 PM.

Motion to return to open session for voting made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady day Toia and Williams. Meeting returned to open session at 8:15 PM.

Motion to approve updated Rules of Procedure made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.
Nomination of Toia as Vice-Chairman of the Board made by the Chairman. Motion to approve Toia as Vice-Chair made by the Chairman. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of February 19, 2016 for Board Cal. Nos. 433-15-S, 434-15-Z and 435-15-Z made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of March 18, 2016 made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

Motion to adjourn made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams. Meeting adjourned at 8:15 PM.