

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- August 19, 2016
121 N. LaSalle Street- Room 200**

MINUTES

PHYSICALLY PRESENT FOR ALL PORTIONS

**Blake Sercye, Chairman
Sol Flores
Sheila O’Grady
Sam Toia
Amanda Williams**

Chairman Sercye called meeting to order at 9:14 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with three members present (Sercye, Toia and Williams). Flores and O’Grady arrived at 9:24 AM.

Motion to approve the minutes from the July 15, 2016 regular meeting made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Toia and Williams.

Motion to approve the August 19, 2016 agenda made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Toia and O’Grady.

9:00 A.M.

352-16-S	ZONING DISTRICT: B3-1	WARD: 12
APPLICANT:	Alicia Alejandra Rendon Perez	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2458 S. Whipple Street	
SUBJECT:	Application for a special use to permit the establishment of beauty salon.	
	Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.	

353-16-S	ZONING DISTRICT: B3-2 /B3-1	WARD: 8
APPLICANT:	Annie Bowens	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1745 E. 87th Street	
SUBJECT:	Application for a special use to permit the establishment of barber shop.	
	Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.	

354-16-Z	ZONING DISTRICT: B1-3	WARD: 1
APPLICANT:	Wilmot Construction	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1854-56 N. California Avenue / 2805 W. Cortland Avenue	
SUBJECT:	Application for a variation to reduce the required rear setback from	

30' to 15' for a four-story, six dwelling unit building with ground floor office, a roof deck, an attached seven car garage with roof top deck and two roof stairway enclosures.

Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

355-16-Z	ZONING DISTRICT: RM-5	WARD: 4
APPLICANT:	Jan Mikulski	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4120 S. Berkley Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 8.298' to 6.81', rear setback from 19.12' to 8.0', the rear parking setback from the alley which is less than 20' wide from 2' to 1.5', the north setback from 2' to 1', the south setback from 2' to zero, the combined side setback from 5' to 1', also, to relocate the required rear yard open space (90.8 square feet) to the garage roof deck in order to erect a two-story, single family residence, rooftop stair enclosure and an attached two-car garage.	
	Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.	

356-16-Z	ZONING DISTRICT: RS-3	WARD: 32
APPLICANT:	Adam Velarde	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1801-03 N. Winchester Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from 35' to 2', south setback from 3.68' to 1.0', north setback from 3.68' to zero, combined side setback from 9.2' to 1' for a recreational pool with built up landscape at 4'-8" above grade.	
	Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.	

357-16-Z	ZONING DISTRICT: RS-2	WARD: 41
APPLICANT:	Thomas and Valerie Chamberlain	
OWNER:	Same as applicant	
PREMISES AFFECTED:	7420 N. Odell Avenue	
SUBJECT:	Application for a variation to reduce the north and south setbacks each from 4' to 3' and the combined side yard setback from 12.3' to 6', for a rear two-story addition and attached front garage to an existing two-story single family residence.	
	Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.	

358-16-Z	ZONING DISTRICT: RS-3	WARD: 32
APPLICANT:	Denny Development. LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2045 W. School Street	
SUBJECT:	Application for a variation to reduce the front setback from the required 21.2' to 17.0', the rear setback from 35.0' to 2.33', the east	

setback from 2.0' to 0.17' (west to be 2'), the combined side setback from 5.0' to 2.17' for a proposed, two-story single family residence a new detached, two-car garage with roof deck an open stairwell to access the garage roof deck and an attached fireplace on the garage.

Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

359-16-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: RS-3 **WARD: 2**
Northwestern University Settlement Association
Same as applicant
1420-34 W. Augusta Boulevard
Application for a variation to reduce the rear setback from the required 37.29' to 20.50', the east setback from 12' to zero for a proposed one and two-story addition to an existing school, also, to exceed the existing floor area ratio by no more than 15% (4,038 square feet).

Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

360-16-S
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: B1-3 **WARD: 12**
Shiner Capital Partners, LLC
TCF Bank
4156-92 S. Archer Avenue / 4120-34 S. Richmond Street
Application for a special use to permit the establishment of two drive-through lanes to serve a financial institution.

Application approved by voice vote. 3-0; yeas – O’Grady, Toia and Williams (Flores absent; Sercye recused).

361-16-S
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: DX-5 **WARD: 3**
2101 Wabash, LLC
Same as applicant
2101 S. Wabash Avenue
Application for a special use to reduce the minimum off-street parking ratio for residential use by 100% to allow the conversion of an existing six-story warehouse/ office building to be converted to forty three dwelling units (thirty eight dwelling units and five efficiency units) along with ground floor retail. The building is located within 1,320 feet of a CTA rail station.

Application approved by voice vote. 3-0; yeas – O’Grady, Toia and Williams (Flores absent; Sercye absent).

362-16-S
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: C2-1 **WARD: 30**
3435 North Cicero, LLC
Same as applicant
3401-35 N. Cicero Avenue / 4758-74 W. Roscoe Avenue
Application for a special use to permit the establishment of a community center.

Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

363-16-S **ZONING DISTRICT: B3-2** **WARD: 14**
APPLICANT: Celina Garcia
OWNER: Sergio Lechuga
PREMISES AFFECTED: 3108 W. 59th Street
SUBJECT: Application for a special use to permit the establishment of a hair and nail salon.
Application approved by voice vote. 3-0; yeas – Sercye, O’Grady, and Toia (Flores absent; Williams absent)

364-16-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Bil & Cas Builders, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3310 N. Seeley Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34'-8" to 3'-6", the north setback from 2' to zero (south to be 2') for an open stair to access the proposed garage roof deck, also, to relocate the rear yard open space to the garage roof deck.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

365-16-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Marquette Bank and Trust # 14401
OWNER: Same as applicant
PREMISES AFFECTED: 3520 N. Seeley Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34'-9" to 3'-6", the north setback from 2' to zero, (south to be 2'), the total combined side setback from 5' to 2' for an open stair to access the proposed garage roof deck, also, to relocate the rear yard open space to the garage roof deck.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

366-16-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Marquette Bank Trust # 14401
OWNER: Scott and Pamela Bracket
PREMISES AFFECTED: 2051 W. Grace Street
SUBJECT: Application for a variation to reduce the rear setback from the required 35.03' to 3.5', the west setback from 2' to zero (east to be 2'), total combined side setback from 5' to 2' for an open stair on the west elevation to access a proposed garage roof deck.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

367-16-Z **ZONING DISTRICT: RT-4** **WARD: 2**
APPLICANT: MVM Properties, LLC 2145 Augusta Series
OWNER: Same as applicant
PREMISES AFFECTED: 2145 W. Augusta Boulevard

SUBJECT: Application for variations to reduce the rear setback from the required 37.5' to 22' for an open stair to access a proposed rooftop deck which shall also contain the relocated rear yard open space.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

368-16-S **ZONING DISTRICT: B3-2** **WARD: 22**
APPLICANT: Brenda Flores- B'sexy Beauty Salon, Inc.
OWNER: Gustavo Aguilar
PREMISES AFFECTED: 3617 W. 27th Street
SUBJECT: Application for a special use to permit the establishment of a beauty salon.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

369-16-S **ZONING DISTRICT: B3-2** **WARD: 2**
APPLICANT: Great Lakes Spa, LLC
OWNER: Shen Peng Zhu
PREMISES AFFECTED: 1337 N. Ashland Avenue # 1
SUBJECT: Application for a special use to permit the establishment of a massage establishment.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

370-16-S **ZONING DISTRICT: B3-2** **WARD: 2**
APPLICANT: Great Lakes Spa, LLC
OWNER: Shen Peng Zhu
PREMISES AFFECTED: 1337 N. Ashland Avenue #1
SUBJECT: Application for a special use to permit the establishment of a nail salon.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

371-16-S **ZONING DISTRICT: B1-1** **WARD: 39**
APPLICANT: Aries Real Estate
OWNER: Fire King Oil Company Corporation of Illinois
PREMISES AFFECTED: 4404-22 N. Pulaski Road
SUBJECT: Application for a special use to permit the establishment of a drive-through facility to serve a proposed fast-food restaurant.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Williams (Toia recused).

372-16-S **ZONING DISTRICT: B1-2** **WARD: 32**
APPLICANT: Donn N. Schimp II and Renae Bradshaw
OWNER: Same as applicant
PREMISES AFFECTED: 3410 N. Claremont Avenue
SUBJECT: Application for a special use to permit the establishment of residential use below the second floor for the expansion of an existing single family residence.
Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O’Grady, Toia and Williams.

373-16-Z **ZONING DISTRICT:**B1-2 **WARD:** 32
APPLICANT: Donn N. Schimp II and Renae Bradshaw
OWNER: Same as applicant
PREMISES AFFECTED: 3410 N. Claremont Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero on floors containing dwelling units for a second floor addition to an existing two-story single family residence that will also have a front two story addition and a front open stair and landing on to an existing two-story single family residence.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

374-16-S **ZONING DISTRICT:** B3-2 **WARD:** 50
APPLICANT: Tri-City Foods of Illinois Inc, DBA Burger King
OWNER: Devon Lincoln Properties, LLC
PREMISES AFFECTED: 6261 N. Lincoln Avenue
SUBJECT: Application for a special use to permit the establishment of a drive-through facility to serve a fast food restaurant.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Williams (Toia recused).

375-16-S **ZONING DISTRICT:** C1-3 **WARD:** 1
APPLICANT: Golden Teardrops, LLC
OWNER: 2101 N. California, LLC
PREMISES AFFECTED: 2101-03 N. California Avenue
SUBJECT: Application for a special use to permit the establishment of an outdoor rooftop patio to serve a restaurant.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Williams (Toia recused).

376-16-S **ZONING DISTRICT:** RT-4 **WARD:** 37
APPLICANT: Phoenix Recovery Support Services, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 501-17 N. Central Avenue / 5520-40 W. Race Street
SUBJECT: Application for a special use to permit the establishment of a transitional residence on the third floor of an existing four-story, three hundred room single room occupancy facility.
Application approved subject to conditions by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

377-16-S **ZONING DISTRICT:** RT-4 **WARD:** 37
APPLICANT: SRHAC
OWNER: Same as applicant
PREMISES AFFECTED: 501-17 N. Central Avenue / 5520-40 W. Race Street
SUBJECT: Application for a special use to permit the establishment of a transitional residence on the fourth floor of an existing three-hundred room single room occupancy facility.

required 2.0' to 0.2' (east shall be 3.95'), combined side setback from 5.0' to 4.15' for a rear, three story-story crawl space addition and a rear, three-story open stair to an existing four-story, four dwelling unit building to be de-converted to a three dwelling unit building per building code violations issued by the Department of Buildings.

Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

382-16-Z
APPLICANT: Albert Rollins
OWNER: Same as applicant
PREMISES AFFECTED: 3235 W. Flournoy Street
SUBJECT: Application for a variation to increase the existing floor area ratio by no more than 15% (478.08 square feet) for a rear, three story-story crawl space addition and a rear, three-story open stair to an existing four-story, four dwelling unit building to be de-converted to a three dwelling unit building per building code violations issued by the Department of Buildings.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

ZONING DISTRICT: RT-4 **WARD: 24**

383-16-Z
APPLICANT: Andrew Larson & Bates McIntyre Larson
OWNER: Same as applicant
PREMISES AFFECTED: 2140 W. Waveland Avenue
SUBJECT: Application for a variation to reduce the west setback from the required 2' to 1.75' for a dormer addition on the west elevation and a rear second and third story addition with a rear deck on the second level on the existing three-story, single family residence.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

ZONING DISTRICT: RS-3 **WARD: 47**

384-16-Z
APPLICANT: Andrew & Bates McIntyre Larson
OWNER: Same as applicant
PREMISES AFFECTED: 2140 W. Waveland Avenue
SUBJECT: Application for a variation to increase the maximum floor area ratio by not more than 15% (406.4 square feet) of the existing floor area ratio for a dormer addition on the west elevation and a rear second and third story addition with a rear deck on the second level on the existing three-story, single family residence.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

ZONING DISTRICT: RS-3 **WARD: 47**

385-16-Z
APPLICANT: John A. Plant
OWNER: Same as applicant
PREMISES AFFECTED: 1935 W. Schiller Street
SUBJECT: Application for a variation to reduce the required rear setback from

ZONING DISTRICT: RT-4 **WARD: 1**

48.6 to 21.67', the west from 2' to zero (east to remain at 2.78') and to reduce the required rear yard open space from 263.35 square feet to zero for a proposed attached two car garage on to an existing one story coach house.

Withdrawn.

386-16-Z
APPLICANT: Yosef & Edie Davis
OWNER: Same as applicant
PREMISES AFFECTED: 3501 W. Glenlake Avenue
SUBJECT: Application for a variation to reduce the required rear setback from the required 27.28' to 13.13', the total combined side setback from 37.36' to 8' (zero on the west and 8' on the east), the east side reversed corner lot setback from 8.5' to 8' for a proposed one-story single family residence.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

387-16-Z
APPLICANT: Ryan Kolar
OWNER: Same as applicant
PREMISES AFFECTED: 2029 W. George Street
SUBJECT: Application for variations to reduce the front setback from the required 13' to 12.65', the rear setback from 15.96' to zero, the setback from the rear property line from 2' to zero for garage access and also to relocate the rear yard open space (225 square feet) on the roof of the proposed two story single family residence with a rear attached garage.
Application approved with conditions by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

388-16-Z
APPLICANT: Stephen Johnson
OWNER: Same as applicant
PREMISES AFFECTED: 4300 W. Kamerling Street
SUBJECT: Application for variation to reduce the rear setback from the required 37.2' to 27.42', the east set back from 2.16' to zero (west to be 2.8'), the combined side setback from 5.4' to 2.8' for a rear second floor addition, a rear open stairway replacement and an open side porch replacement on an existing two-story, four dwelling unit building.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

389-16-Z
APPLICANT: Stephen Johnson
OWNER: Same as applicant
PREMISES AFFECTED: 4300 W. Kamerling Avenue
SUBJECT: Application for a variation to increase the existing non-conforming floor area by not more than 15% to 5018.94 square feet for a rear

second floor addition, a rear open stairway replacement and an open side porch replacement on an existing two-story, four dwelling unit building.

Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

390-16-S
APPLICANT: Anne Huston
OWNER: Same as applicant
PREMISES AFFECTED: 1870 N. Dayton Street
SUBJECT: Application for a special use to permit the establishment of a vacation rental unit.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

ZONING DISTRICT: RM-4.5 **WARD: 43**

391-16-S
APPLICANT: Sarah and Peter Breitlander
OWNER: Same as applicant
PREMISES AFFECTED: 1934 N. Bissell Street
SUBJECT: Application for a special use to permit the establishment of a vacation rental unit.
Continued until October 21, 2016 at 2:00 PM.

ZONING DISTRICT: RM-5.5 **WARD: 43**

392-16-Z
APPLICANT: JAVAM Capital, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4150 N. Claremont Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.76' to 4.67', north setback from 2.0' to zero (south to be 3.0'), the combined side setback from 5.0' to 3.0' for an open stair to access a garage roof deck on the existing two-car garage.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

ZONING DISTRICT: RS-3 **WARD: 47**

393-16-Z
APPLICANT: 1154 W. Ohio, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1154 W. Ohio Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero for a proposed five car garage with roof deck and an open stair to access the roof deck and a bridge connection from the existing building to the roof deck on the proposed garage.
Continued until September 16, 2016 at 2:00 PM.

ZONING DISTRICT: B2-3 **WARD: 27**

394-16-S
APPLICANT: Juan Daniel Azpeitia
OWNER: Same as applicant
PREMISES AFFECTED: 3748 W. 63rd Street
SUBJECT: Application for a special use to permit the establishment of beauty salon.

ZONING DISTRICT: B1-1 **WARD: 23**

Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

395-16-S **ZONING DISTRICT: B3-5** **WARD: 5**
APPLICANT: Parkway Mart, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 6700 S. Jeffery Boulevard
SUBJECT: Application for a special use to permit the establishment of a gas station.

Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

396-16-Z **ZONING DISTRICT: B3-5** **WARD: 5**
APPLICANT: Parkway Mart, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 6700 S. Jeffery Boulevard
SUBJECT: Application for a variation to reduce the south setback from the required 4.5' to zero for a one-story gas station /convenience store retail building.

Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

397-16-S **ZONING DISTRICT: B3-1** **WARD: 26**
APPLICANT: Francisco Riviera
OWNER: Montcello Properties
PREMISES AFFECTED: 3623 W. Armitage Avenue
SUBJECT: Application for a special use to permit the establishment of a beauty and nail salon.

Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

398-16-S **ZONING DISTRICT: C1-3** **WARD: 1**
APPLICANT: Krzysztof Krol
OWNER: Same as applicant
PREMISES AFFECTED: 2341 W. Chicago Avenue
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor for a proposed four-story, six dwelling unit building with ground floor parking spaces.

Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Williams (Toia absent).

399-16-Z **ZONING DISTRICT: C1-3** **WARD: 1**
APPLICANT: Krzysztof Krol
OWNER: Same as applicant
PREMISES AFFECTED: 2341 W. Chicago Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30.0' to 5.0' for a proposed four-story, six dwelling unit building with ground floor parking spaces.

Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Williams (Toia absent).

400-16-Z **ZONING DISTRICT: RT-3.5** **WARD: 44**
APPLICANT: 3723 Greenview, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3723 N. Greenview Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.46' to 2', the south setback from 2' to zero (north shall be zero), the combined side setback from 5' to zero for a proposed rear open stair to access a garage roof deck on the existing two-car garage.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Williams (Toia absent).

401-16-Z **ZONING DISTRICT: B2-5** **WARD: 1**
APPLICANT: Vista on the Park, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1550 N. Talman Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 12.50' for a proposed six-story, thirty dwelling unit building with ground floor office space and twenty-four indoor parking spaces.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

402-16-Z **ZONING DISTRICT: B2-5** **WARD: 1**
APPLICANT: Vista on the Park, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1550 N. Talman Avenue
SUBJECT: Application for a variation to reduce the required off-site loading space to zero for a proposed six-story, thirty dwelling unit building with ground floor office space and twenty-four indoor parking spaces.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

403-16-Z **ZONING DISTRICT: B2-5** **WARD: 1**
APPLICANT: Vista on the Park, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1550 N. Talman Avenue
SUBJECT: Application for a variation to reduce the required off-street parking by 20% from the required thirty spaces to twenty four spaces for a proposed six-story, thirty dwelling unit building with ground floor office space and twenty-four indoor parking spaces.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

404-16-Z **ZONING DISTRICT: B2-3** **WARD: 11**
APPLICANT: 2109 S. Halsted, LLC
OWNER: Same as applicant

OWNER: Same as applicant
PREMISES AFFECTED: 2124 N. Bingham Street
SUBJECT: Application for variation to reduce the front property line setback of 20' off of N. Stave to prevent obstruction of the side walk by parked vehicles to zero for a two-story, two dwelling unit building to be converted to a three-dwelling unit building with a rear three-story addition and a detached two-car garage that is accessed off of N. Stave St.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

409-16-Z **ZONING DISTRICT: RM-4.5** **WARD: 1**
APPLICANT: Bingham Trust
OWNER: Same as applicant
PREMISES AFFECTED: 2124 N. Bingham Street
SUBJECT: Application for a variation to reduce the off-street parking requirement by not more than one space for a two-story, two dwelling unit building to be converted to a three-dwelling unit building with a rear three-story addition and a detached two-car garage that is accessed off of N. Stave St.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

410-16-S **ZONING DISTRICT: C3-5** **WARD: 2**
APPLICANT: Fremont Hotel Partners
OWNER: Same as applicant
PREMISES AFFECTED: 1523 N. Fremont Street
SUBJECT: Application for a special use to permit the establishment of a one hundred fifty-six room hotel.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

411-16-S **ZONING DISTRICT: C2-5** **WARD: 27**
APPLICANT: Chicago 925 Investment Properties
OWNER: Same as applicant
PREMISES AFFECTED: 925 W. Chicago Avenue
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor for a forty-eight dwelling unit building with ground floor retail space.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

412-16-Z **ZONING DISTRICT: C2-5** **WARD: 27**
APPLICANT: Chicago 925 Investment Partnership, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 925 W. Chicago Avenue
SUBJECT: Application for a variation to reduce the rear setback from 30' to zero for an existing three-story building to be converted to a forty-eight dwelling unit building with ground floor retail space and twenty-four on-site parking spaces and fourth and fifth floor

additions.

Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

**413-16-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:**

ZONING DISTRICT: C2-5 WARD: 27
Chicago 925 Investment Partnership, LLC
Same as applicant
925 W. Chicago Avenue
Application for a variation to eliminate the one required loading berth for an existing three-story building to be converted to a forty-eight dwelling unit building with ground floor retail space and twenty-four on-site parking spaces and fourth and fifth floor additions.

Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

CONTINUANCES

**244-16-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:**

ZONING DISTRICT: RM-5 WARD: 27
Peerless Capital Management LLC-MS Series
Same as applicant
1540 N. Wieland Street
Application for a variation to reduce the front setback from the required 11.31' to 4.83', the side setbacks from the required 5.05' to 3.91' (3.16' on the south and 0.75' on the north), the front garage setback from 20' to 12', the rear setback from 26.39' to 2', and to eliminate the required 124.96 square feet of rear yard open space to zero for a three-story, single family residence with indoor parking with front drive access off of North Weiland Street.

Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

**249-16-S
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:**

ZONING DISTRICT: B3-2 WARD: 44
B. Rose Inc.
3341-43 N. Southport Ave, LLC
3341 N. Southport Avenue
Application for a special use to permit the establishment of a hair salon.

Withdrawn.

**258-16-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:**

ZONING DISTRICT: RM-5 WARD: 46
Coen Construction
Same as applicant
3729 N. Wilton Street
Application for a variation to reduce the north side setback from 4.0' to zero, south setback from 4' to zero, the combined side setback from 10' to zero and the rear setback from 36.05' to 2.0' for a proposed four-story, six dwelling unit building with front balconies rear open decks, a detached five car garage with an

attached carport and a bridge to access the rear open porch.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

284-16-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: RT-4 **WARD: 44**
3048 Sheffield, LLC
Same as applicant
3048 N. Sheffield Avenue
Application for a variation to reduce the rear setback from 29.79' to 21.5', the south setback from 2.88' to 0.25' (north to be 3.71'), combined side setback from 7.2' to 3.96' and to allow the relocation of a portion (127.82 square feet) of the rear yard open space to the garage roof deck (remaining 162.6 square feet will be located at grade) for a four-story, four-dwelling unit building, a rear raised deck, a three-story terrace, a rear patio, an attached two-car garage, a detached two-car garage with a roof deck and an open stair and bridge to access the roof deck.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

293-16-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: RT-4 **WARD: 43**
Blackwater Development Co.
Same as applicant
2675 N. Burling Street
Application for a variation to reduce the rear setback from the required 31.68' to 22' for a proposed open catwalk/ bridge.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

297-16-S
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: B3-3 **WARD: 28**
Monroe Street Church of Christ
Same as applicant
3355 W. Fifth Avenue
Application for a special use to permit the establishment of a one-story religious assembly with three hundred seats and thirty-eight on-site parking spaces.
Dismissed for want of prosecution.

299-16-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: B3-2 **WARD: 32**
Team Vs. Time Chicago, LLC
Nela Cordero and Henry Cordero
2000 W. Armitage Avenue
Application for a variation to permit the establishment of a public place of amusement license to provide a cover charge for an interactive amusement offered to the public on a ticket basis which shall be located within 125' of an RS-3 Residential District.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

300-16-S **ZONING DISTRICT: B3-2** **WARD: 32**

APPLICANT: Team Vs. Time Chicago, LLC
OWNER: Victor Colon
PREMISES AFFECTED: 2020 W. Armitage Avenue
SUBJECT: Application for a special use to permit the establishment of an off-site accessory parking lot to provide the two required parking spaces for the public place of amusement use located at 2000 W. Armitage Avenue.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and 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 Flores. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams. Meeting went into closed session at 6:55 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams. Meeting returned to open session at 7:11 PM.

Motion to approve written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of July 15, 2016 made by the Chairman. Second by O’Grady. 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 vote of the Board at its regular meeting of June 17, 2016 for Board Cal. No. 119-16-Z made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

Discussion of updates to the Board’s Rules of Procedure.

Motion to adopt updates to the Board’s Rules of Procedure made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

Motion to designate Chairman Sercye to receive training on compliance with the Open Meetings Act made by the Chairman. Second by Flores. 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 8:25 PM.