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
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
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
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
APPLICANT: Jan Mikulski
OWNER: Same as applicant
PREMISES AFFECTED: 4120 S. Berklely 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
APPLICANT: Adam Velarde
OWNER: Same as applicant
PREMISES AFFECTED: 1801-03 N. Wincheister 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
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
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:
Northwestern University Settlement Association
OWNER:
Same as applicant
PREMISES AFFECTED:
1420-34 W. Augusta Boulevard
SUBJECT:
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:
Shiner Capital Partners, LLC
OWNER:
TCF Bank
PREMISES AFFECTED:
4156-92 S. Archer Avenue / 4120-34 S. Richmond Street
SUBJECT:
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:
2101 Wabash, LLC
OWNER:
Same as applicant
PREMISES AFFECTED:
2101 S. Wabash Avenue
SUBJECT:
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:
3435 North Cicero, LLC
OWNER:
Same as applicant
PREMISES AFFECTED:
3401-35 N. Cicero Avenue / 4758-74 W. Roscoe Avenue
SUBJECT:
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
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
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
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
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
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
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
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
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
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
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,
373-16-Z
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
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
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
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
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.
APPLICATION APPROVED BY VOICE VOTE. 5-0; YEAS – SERCYE, FLORES, O’GRADY, TOIA AND WILLIAMS.

378-16-Z
APPLICANT: Marco Ianotta
OWNER: Same as applicant
PREMISES AFFECTED: 3323 N. Leavitt Street
SUBJECT: Application for a variation to reduce the north setback from the required 2' to 0.3' (south to be 3.4') for a total combined side setback from 5' to 3.7' and to reduce the rear yard open space from the required 675 square feet to 391.22 square feet for a rear two-story addition, a rear open deck and an open stair to access the second floor to an existing four-story, three dwelling unit building. 
APPLICATION APPROVED BY VOICE VOTE. 5-0; YEAS – SERCYE, FLORES, O’GRADY, TOIA AND WILLIAMS.

379-16-Z
APPLICANT: Marco Ianotta
OWNER: Same as applicant
PREMISES AFFECTED: 3323 N. Leavitt Street
SUBJECT: Application for a variation to increase the existing non-conforming floor area by no more than 15% to 4214.43 square feet for a rear two-story addition, a rear open deck and an open stair to access the second floor to an existing four-story, three dwelling unit building. 
APPLICATION APPROVED BY VOICE VOTE. 5-0; YEAS – SERCYE, FLORES, O’GRADY, TOIA AND WILLIAMS (FLORES ABSENT).

380-16-S
APPLICANT: Terrance Wilson
OWNER: Pangea Real Estate
PREMISES AFFECTED: 5868 W. Lake Street
SUBJECT: Application for a special use to permit the establishment of a barber shop. 
APPLICATION APPROVED BY VOICE VOTE. 5-0; YEAS – SERCYE, O’GRADY, TOIA AND WILLIAMS.

The chairman moved to recess at 12:45 PM. Second by O’Grady. Motion carried 4-0; yeas – SERCYE, O’GRADY, TOIA AND WILLIAMS (FLORES ABSENT).

The Board reconvened at 2:12 PM. The Chairman undertook a roll call to establish the presence of a quorum. The hearings commenced with three members present (SERCYE, TOIA AND WILLIAMS). Flores and O’Grady arrived at 2:16 PM.

2:00 P.M.

381-16-Z
APPLICANT: Albert Rollins
OWNER: Same as applicant
PREMISES AFFECTED: 3235 W. Flournoy Street
SUBJECT: Application for a variation to reduce the west side setback from the
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.

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.

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.

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
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.

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.

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.

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.

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

395-16-S  
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  
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  
APPLICANT: Francisco Reviera  
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  
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  
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).
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**400-16-Z**

**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**

**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**

**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**

**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**

**Applicant:** 2109 S. Halsted, LLC  
**Owner:** Same as applicant
PREMISES AFFECTED: 2111 S. Halsted Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero for a proposed four-story, mixed use building, with commercial space and indoor parking at grade level and eighteen dwelling units above.

**Continued until September 16, 2016 at 2:00 PM.**

405-16-Z
APPLICANT: ZONING DISTRICT: B2-3
OWNER: WARD: 11
PREMISES AFFECTED: 2109 S. Halsted, LLC
SUBJECT: Same as applicant

APPLICANT: 2111 S. Halsted Street
APPLICATION FOR A VARIATION TO REDUCE THE REQUIRED OFF-STREET PARKING BY NO MORE THAN 20% FROM EIGHTEEN SPACES TO FIFTEEN SPACES FOR A PROPOSED FOUR-STORY, MIXED USE BUILDING, WITH COMMERCIAL SPACE AND INDOOR PARKING.

**Continued until September 16, 2016 at 2:00 PM.**

406-16-Z
APPLICANT: ZONING DISTRICT: RT-4
OWNER: WARD: 12
PREMISES AFFECTED: 2235-39 W. 35th Street, LLC
SUBJECT: Same as applicant

APPLICANT: 2235-39 W. 35th Street
APPLICATION FOR VARIATIONS TO REDUCE THE FRONT SETBACK FROM THE REQUIRED 15’ TO ZERO AND THE WEST SETBACK FROM 5’ TO ZERO AND THE FRONT SET PARKING SETBACK FROM 20’ TO 6.97’ FOR A PROPOSED SECOND FLOOR ADDITION WITH A REAR OPEN DECK FOR A ONE- STORY BUILDING TO BE CONVERTED TO A DAYCARE ON THE FIRST FLOOR AND PART OF THE SECOND FLOOR AND ONE DWELLING UNIT ON THE SECOND FLOOR. SUBJECT SITE WILL ALSO HAVE A REAR-DETACHED TWO CAR PRIVATE GARAGE TO SERVE THE DWELLING UNIT AND SIX-ONSITE OPEN PARKING SPACES AT THE REAR OF THE LOT.

**APPLICATION APPROVED BY VOICE VOTE. 5-0; YEAS – SERCYE, FLORES, O’GRADY, TOIA AND WILLIAMS.**

407-16-Z
APPLICANT: ZONING DISTRICT: RM-4.5
OWNER: WARD: 1
PREMISES AFFECTED: Bingham Trust
SUBJECT: Same as applicant

APPLICANT: 2124 N. Bingham Street
APPLICATION FOR A VARIATION TO REDUCE THE FRONT SETBACK OFF OF N. STAVE STREET FROM THE REQUIRED 12.48' TO ZERO, THE FRONT YARD SETBACK OFF OF N. BINGHAM FROM 12.48' TO 8.50', REDUCE THE UNOBSTRUCTED OPEN SPACE ALONG THE SIDE PROPERTY LINE FROM 5' TO 0.58' ON THE SOUTHEAST AND FROM 5' TO 2.58' ON THE NORTHWEST YARD ON A THROUGH LOT 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.**

408-16-Z
APPLICANT: ZONING DISTRICT: RM-4.5
OWNER: WARD: 1
PREMISES AFFECTED: Bingham Trust
SUBJECT:
| **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: Chicago 925 Investment Partnership, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 925 W. Chicago Avenue
SUBJECT: 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: Peerless Capital Management LLC-MSC Series
OWNER: Same as applicant
PREMISES AFFECTED: 1540 N. Wieland Street
SUBJECT: 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: B. Rose Inc.
OWNER: 3341-43 N. Southport Ave, LLC
PREMISES AFFECTED: 3341 N. Southport Avenue
SUBJECT: Application for a special use to permit the establishment of a hair salon.
Withdrawn.

258-16-Z
APPLICANT: Coen Construction
OWNER: Same as applicant
PREMISES AFFECTED: 3729 N. Wilton Street
SUBJECT: 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.

<table>
<thead>
<tr>
<th>284-16-Z</th>
<th>ZONING DISTRICT: RT-4</th>
<th>WARD: 44</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPLICANT:</td>
<td>3048 Sheffield, LLC</td>
<td>OWNER:</td>
</tr>
<tr>
<td></td>
<td>Same as applicant</td>
<td>PREMISES AFFECTED:</td>
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<tr>
<td>SUBJECT:</td>
<td>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.</td>
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<td>Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.</td>
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<th>293-16-Z</th>
<th>ZONING DISTRICT: RT-4</th>
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<tbody>
<tr>
<td>APPLICANT:</td>
<td>Blackwater Development Co.</td>
<td>OWNER:</td>
</tr>
<tr>
<td></td>
<td>Same as applicant</td>
<td>PREMISES AFFECTED:</td>
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<td>SUBJECT:</td>
<td>Application for a variation to reduce the rear setback from the required 31.68' to 22' for a proposed open catwalk/ bridge.</td>
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<td></td>
<td>Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.</td>
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<th>297-16-S</th>
<th>ZONING DISTRICT: B3-3</th>
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<tbody>
<tr>
<td>APPLICANT:</td>
<td>Monroe Street Church of Christ</td>
<td>OWNER:</td>
</tr>
<tr>
<td></td>
<td>Same as applicant</td>
<td>PREMISES AFFECTED:</td>
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<tr>
<td>SUBJECT:</td>
<td>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.</td>
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<td></td>
<td>Dismissed for want of prosecution.</td>
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<tr>
<th>299-16-Z</th>
<th>ZONING DISTRICT: B3-2</th>
<th>WARD: 32</th>
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</thead>
<tbody>
<tr>
<td>APPLICANT:</td>
<td>Team Vs. Time Chicago, LLC</td>
<td>OWNER:</td>
</tr>
<tr>
<td></td>
<td>Nela Cordero and Henry Cordero</td>
<td>PREMISES AFFECTED:</td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>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.</td>
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<tr>
<td></td>
<td>Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.</td>
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<thead>
<tr>
<th>300-16-S</th>
<th>ZONING DISTRICT: B3-2</th>
<th>WARD: 32</th>
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</thead>
</table>
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.