CITY OF CHICAGO ZONING BOARD OF APPEALS  
FRIDAY- December 16, 2016  
121 N. LaSalle Street- Room 200

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

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

Chairman Sercye called the meeting to order at 9:20 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with three members present (Sercye, O’Grady and Toia). Flores arrived at 9:50 AM.

Motion to approve the December 16, 2016 agenda made by the Chairman. Second by O’Grady. Motion carried 3-0; yeas – Sercye, O’Grady and Toia.

9:00 A.M.

584-16-S  
APPLICANT: Akua M. Ahiakou  
OWNER: Hannah Casey  
PREMISES AFFECTED: 9010 S. Cottage Grove Avenue  
SUBJECT: Application for a special use to permit the establishment of a personal service (hair braiding).  
Application approved by voice vote. 3-0; yeas – Sercye, O’Grady, and Toia. (Flores absent).

585-16-S  
APPLICANT: Thanh Huynh  
OWNER: Kass Management  
PREMISES AFFECTED: 3247 N. Harlem Avenue  
SUBJECT: Application for a special use to permit the establishment of a nail salon.  
Application approved by voice vote. 3-0; yeas – Sercye, O’Grady, and Toia. (Flores absent).

586-16-S  
APPLICANT: The Painted Door  
OWNER: 2219 Grand LLC  
PREMISES AFFECTED: 2219-2229 W. Grand Avenue Unit 1-M  
SUBJECT: Application for a special use to permit the establishment of a religious assembly facility.  
Application approved by voice vote. 3-0; yeas – Flores, O’Grady, and Toia. (Sercye recused).
587-16-S  
APPLICANT: The Painted Door  
OWNER: Chicago Board of Education  
PREMISES AFFECTED: 2233 W. Ohio Street  
SUBJECT: Application for a special use to permit the establishment of an off-site accessory parking lot with forty spaces to serve the proposed religious assembly located at 2219-29 W. Grand Avenue Unit 1-M.  
Application approved by voice vote. 3-0; yeas – Flores, O’Grady, and Toia. (Sercye recused).

588-16-Z  
APPLICANT: The Painted Door  
OWNER: Chicago Board of Education  
PREMISES AFFECTED: 2233 W. Ohio Street  
SUBJECT: Application for a variation to establish shared parking with two non-residential uses with different peak parking demands.  
Application approved by voice vote. 3-0; yeas – Flores, O’Grady, and Toia. (Sercye recused).

589-16-S  
APPLICANT: Iris Studios Chicago, LLC  
OWNER: Thomas and Mary Fenci  
PREMISES AFFECTED: 4630 N. Lincoln Avenue  
SUBJECT: Application for a special use to permit the establishment of a body art service (body piercing Studio).  
Application approved by voice vote. 3-0; yeas – Sercye, O’Grady, and Toia. (Flores absent).

590-16-Z  
APPLICANT: Adriana Alvarez  
OWNER: Same as applicant  
PREMISES AFFECTED: 4211 W. 81st Street  
SUBJECT: Application for a variation to reduce the east side yard setback from the required 5.3' to 3.5' (west to be at 4.9'), the required combined side setback from 15.9' to 8.4' for a car port for the existing single family residence.  
Application approved by voice vote. 3-0; yeas – Sercye, O’Grady, and Toia. (Flores absent).

591-16-Z  
APPLICANT: 1458 Blackhawk LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 1458 W. Blackhawk Street  
SUBJECT: Application for a variation to permit the conversion of an existing three-story, one retail store front and five dwelling unit building to a six dwelling unit building.  
Application approved by voice vote. 3-0; yeas – Sercye, O’Grady, and Toia. (Flores absent).
592-16-Z
APPLICANT: George Pop
OWNER: Same as applicant
PREMISES AFFECTED: 1737 W. Augusta Boulevard
SUBJECT: Application for a variation to reduce the rear setback from the required 30.0' to 2.0', the west setback from 2.0' to zero (east to be zero), the combined side setback from 5.0' to zero for an open bridge to provide access to a proposed garage roof deck which shall also contain the 162.5 square feet of relocated rear yard open space.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

593-16-Z
APPLICANT: 1931 Erie, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1931 W. Erie Street
SUBJECT: Application for a variation to reduce the rear setback from the required 34.02' to 21.5' for a proposed landing to connect the new roof deck on the existing garage to the existing two-story rear metal stairs.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

594-16-Z
APPLICANT: Public Media Institute
OWNER: Edward Marszewski & Rachel Corey Olson Marszewski
PREMISES AFFECTED: 3219-23 S. Morgan St. / 950-58 W. 32nd Place
SUBJECT: Application for a variation to establish a public place of amusement license for a small venue entertainment use which is accessory to an existing gallery and office space which is within 125' of a residential district.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

595-16-S
APPLICANT: Heffernan Builders, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1923 N. Damen Avenue
SUBJECT: Application for a special use to permit the establishment of residential use below the second floor for a proposed four-story, three- dwelling unit building with a rear open deck, rooftop feature and three-on-site parking spaces.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.
596-16-Z
APPLICANT: Colleen Byrne
OWNER: Same as applicant
PREMISES AFFECTED: 2148 N. Oakley
SUBJECT: Application for a variation to reduce the rear setback from the required 28.0' to 21.33' for an open walkway connection to a proposed roof top deck which shall also contain the 156 square feet of relocated rear yard open space.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

597-16-S
APPLICANT: Eating Recovery Center, LLC
OWNER: Chicago Hotel Holdings, LLC
PREMISES AFFECTED: 150 E. Huron Street
SUBJECT: Application for a special use to expand an existing twenty-four bed transitional residence to a thirty-two bed transitional residence which shall be located on the twelfth floor only of an existing forty story building.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

598-16-S
APPLICANT: The Herbert F. Ballard Foundation
OWNER: Same as applicant
PREMISES AFFECTED: 176 N. Leclaire Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed transitional residence.
Continued to January 20, 2017 at 2 p.m.

599-16-Z
APPLICANT: Circle Squared Development
OWNER: Same as applicant
PREMISES AFFECTED: 2234 W. Huron Street
SUBJECT: Application for a variation to reduce the rear setback from the required 34.04' to 22.0', west setback from 2' to zero for an open stair system to access a proposed garage roof deck which shall also contain the relocated rear yard open space.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

600-16-Z
APPLICANT: 2435 N Western, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2443 N. Western Avenue
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 retail at grade and thirty-four dwelling units, with thirty-four on-site parking spaces.
Application approved subject to the condition stated on the record by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

601-16-Z
APPLICANT: 2435 N. Western, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2443 N. Western Avenue
SUBJECT: Application for a variation to eliminate the one required loading berth for a proposed four-story mixed use building with retail at grade and thirty-four dwelling units and thirty-four on-site parking spaces.

Application approved subject to the condition stated on the record by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

602-16-Z
APPLICANT: Mayra Mendoza
OWNER: Same as applicant
PREMISES AFFECTED: 5229 S. Justine Street
SUBJECT: Application for a variation to reduce the north setback from the required 2.0' to 0.77 (south to be 3.58'), the combined side setback from 5.0' to 4.35' for a rear two-story addition on the existing building being converted to a single family residence.

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

603-16-Z
APPLICANT: Debby Tsao
OWNER: Same as applicant
PREMISES AFFECTED: 1113-19 S. Loomis Street
SUBJECT: Application for a variation to reduce the south setback from the required 5' to 4.21', the combined side setback from 10.8' to 4.21' for the subdivision of an existing zoning lot into two zoning lots. The existing multi-unit residence at 1113-15 S. Loomis will remain.

Continued to January 20, 2017 at 2 p.m.

604-16-Z
APPLICANT: Debby Tsao
OWNER: Same as applicant
PREMISES AFFECTED: 1119 S. Loomis Street
SUBJECT: Application for a variation to reduce the north setback from the required 4.9' to 4.0', the south setback from 5' to 2', the combined side setback from 9.8' to 6', the front setback from Loomis street from 9' to 3.67' for a proposed three-story, three dwelling unit building with parking located on the ground floor.

Continued to January 20, 2017 at 2 p.m.
605-16-Z
APPLICANT: Debby Tsao
OWNER: Same as applicant
PREMISES AFFECTED: 1119 S. Loomis Street
SUBJECT: Application for a variation to reduce the required rear yard open space from the required 238.87 square feet to zero for a proposed three-story, three dwelling unit building with parking located on the ground floor.
Continued to January 20, 2017 at 2 p.m.

606-16-Z
APPLICANT: FBF, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2606 W. Windsor Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 32.97' to 2.5' for a proposed open stairwell to access a proposed garage roof deck on the existing three-car garage.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

607-16-S
APPLICANT: Dalisa G. Arellano DBA/ Sky Day Spa, Inc.
OWNER: Rayan Bros. Enterprises
PREMISES AFFECTED: 1716 W. Lawrence Avenue
SUBJECT: Application for a special use to permit the establishment of a nail salon.
Continued to January 20, 2017 at 2 p.m.

608-16-S
APPLICANT: 1723 North Magnolia LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1723 W. North Avenue
SUBJECT: Application for a special use to deconvert an existing two-dwelling unit building to a single family residence and add a third floor addition, a rear two-story addition with a third level roof deck and a detached two-car private garage with a roof deck and an open stair to access the roof deck.
Withdrawn.

609-16-Z
APPLICANT: 1723 North Avenue, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1723 W. North Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 22' for a proposed open stair to access a the roof deck on the proposed two-car detached garage which will serve the existing building which will be deconverted from a two unit building to a single family residence.
Withdrawn.
610-16-S  
APPLICANT: Brittani Sylvester  
OWNER: Alex Samoylovich  
PREMISES AFFECTED: 351 W. Chicago Avenue  
SUBJECT: Application for a special use to permit the establishment of a body art service.  
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

611-16-S  
APPLICANT: HUTUP Inc.  
OWNER: Same as applicant  
PREMISES AFFECTED: 1927 W. Irving Park Road  
SUBJECT: Application for a special use to permit the establishment of a barber shop.  
Withdrawn.

612-16-Z  
APPLICANT: Gateway Potomac, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 2123 W. Potomac Avenue  
SUBJECT: Application for a variation to reduce the rear setback from the required 33.32' to 22.0', west setback from 2.0' to 0.42’ (east will be 3.35') for an open stair to access a proposed garage roof deck on a proposed two-car garage.  
Continued to February 17, 2017 at 2 p.m.

613-16-Z  
APPLICANT: Loyola Properties Limited, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 3444 N. Claremont Avenue  
SUBJECT: Application for a variation to reduce the rear setback from the required 34.72' to 2.58', north setback from 2' to zero (south to be 2'), combined side setback from 5' to 2' for an open stair to access a garage roof deck located on the existing detached two-car garage.  
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, O’Grady, and Toia. Meeting went into closed session at 12:05 PM.

Motion to return to open session made by the Chairman. Second by Flores. Motion carried 4-0; yeas – Sercye, Flores, O’Grady, and Toia. Meeting returned to open session at 12:20 PM.

The Chairman moved to recess at 12:25 PM. Second by O’Grady. Motion carried 4-0; yeas – Sercye, Flores, O’Grady, and Toia.
The Board reconvened at 2:10 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with four members present (Sercye, Flores, O’Grady and Toia).

2:00 P.M.

614-16-S
APPLICANT: Len Le
OWNER: Same as applicant
PREMISES AFFECTED: 2856 E. 87th Street
SUBJECT: Application for a special use to permit the establishment of a nail salon.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and O’Grady (Toia absent).

615-16-S
APPLICANT: 1743W Rosehill, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1743-67 W. Rosehill Drive
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, thirty-nine dwelling unit building with required parking and loading located on the ground floor.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

616-16-Z
APPLICANT: 1743 W Rosehill, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1743-67 W. Rosehill Drive
SUBJECT: Application for a variation to increase the maximum height of 45’ by no more than 10% to 49.16 feet for a proposed four-story, thirty-nine dwelling unit building with required parking and loading located on the ground floor.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

617-16-S
APPLICANT: FREP 79th & Western, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2331-41 W. 79th Place
SUBJECT: Application for a special use to permit the establishment of an off-site accessory parking lot with twenty-three spaces to meet the parking requirement for the interior build out of a retail use located at 7939 S. Western Avenue.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and O’Grady (Toia absent).
618-16-Z
APPLICANT: Hei Yeng Kwok & Pei Chan Li
OWNER: Same as applicant
PREMISES AFFECTED: 1133-37 W. Taylor Street
SUBJECT: Application for a variation to reduce the required minimum lot area from 1,000 square feet per unit to 934 square feet per unit to allow for the conversion of a four dwelling unit, two office space and two retail unit building to a six dwelling unit and two retail unit building.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and O’Grady (Toia absent).

619-16-Z
APPLICANT: Jeffrey and Rebecca Schroeder
OWNER: Same as applicant
PREMISES AFFECTED: 2105 N. Stave Street
SUBJECT: Application for a variation to permit the establishment of reduce the rear setback from the required 31.08' to 22' for an exterior stair to access the proposed garage roof deck which shall also contain the relocated rear yard open space.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and O’Grady (Toia absent).

620-16-Z
APPLICANT: Sustainabuild, LLC, 520-522 Oakley Series
OWNER: Same as applicant
PREMISES AFFECTED: 520 N. Oakley Boulevard
SUBJECT: Application for a variation to reduce the rear setback from the required 38'-7" to 22' for an open stair / bridge to access the proposed garage roof deck which shall also contain the relocated rear yard open space.
Application denied by voice vote. 0-4; nays – Sercye, Flores, O’Grady, and Toia.

621-16-S
APPLICANT: Supreme Beauty Parlor, LLC
OWNER: Rany Management, LLC
PREMISES AFFECTED: 2944 W. Montrose Avenue
SUBJECT: Application for a special use to permit the establishment of a beauty salon.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

622-16-S
APPLICANT: 2605 West Armitage, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2605 W. Armitage Avenue
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor for a one and two-story
brick commercial building being converted to a single family residence.

Continued to January 20, 2017 at 2 p.m.

623-16-S
APPLICANT: 2345 West Roscoe, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2341 W. Roscoe Street
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor of a proposed four-story, six dwelling unit building with rooftop stairway enclosures, a rear open porch, a detached six-car garage with roof deck and a bridge to provide access to the roof deck.

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

624-16-Z
APPLICANT: 2345 West Roscoe, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2341 W. Roscoe Street
SUBJECT: Application for variation to reduce the required rear setback from the required 30’ to 2’ on floors containing dwelling units for a proposed four-story, six-dwelling unit building with rooftop stairway enclosures, a rear open porch, a rear detached six-car garage with roof deck and a bridge to provide access to the roof deck.

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

625-16-Z
APPLICANT: 2345 West Roscoe, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2341 W. Roscoe Street
SUBJECT: Application for a variation to reduce the minimum lot area per unit from the required 6,000 square feet to 5,750 square feet for a proposed four-story, six-dwelling unit building with rooftop stair enclosures, a rear open porch, a rear detached six-car garage with roof deck and a bridge to provide access to the roof deck.

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

626-16-S
APPLICANT: 2345 West Roscoe, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2345 W. Roscoe Street
SUBJECT: Application for a special use to permit the establishment of establish residential use below the second floor for a proposed four-story, six-dwelling unit building, with rooftop stairway enclosures, a rear open porch, rear detached six car garage with roof deck and a bridge to access the garage roof deck from the rear
stair.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

627-16-Z
APPLICANT: 2345 West Roscoe, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2345 W. Roscoe Street
SUBJECT: Application for a variation to reduce the minimum lot area from the required 6,000 square feet to 5,750 square feet for a proposed four-story, six dwelling unit building with roof top enclosures, a rear open porch, a detached six car garage with roof deck and a bridge to access the garage roof deck.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

628-16-Z
APPLICANT: 2345 West Roscoe, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2345 W. Roscoe Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30’ to 2’ on floors containing dwelling units for a proposed four-story, six-dwelling unit building with rooftop enclosures, rear open porch, a detached six-car garage with a roof deck and a bridge providing access to the garage roof deck.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

629-16-S
APPLICANT: 815 N. Paulina, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 815 N. Paulina Street
SUBJECT: Application for a special use to permit the establishment of residential use below the second floor for a proposed four-story, five dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

630-16-S
APPLICANT: 819 N. Paulina Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 819 N. Paulina Street
SUBJECT: Application for a special use to permit the establishment of residential use below the second floor for a proposed four-story, six-dwelling unit building with a detached rear garage with roof deck.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.
631-16-Z
APPLICANT: 819 N. Paulina Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 819 N. Paulina Street
SUBJECT: Application for a variation to reduce the minimum lot area from the required 6,000 square feet to 5,740 square feet for a proposed four-story, six-dwelling unit building with a rear detached six car garage with a roof deck.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

632-16-S
APPLICANT: 819 N. Paulina Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 823 N. Paulina Street
SUBJECT: Application for a special use to permit the establishment of residential use below the second floor for a proposed four-story, six-dwelling unit building with a detached six car garage with roof deck.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

633-16-Z
APPLICANT: 819 N. Paulina Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 823 N. Paulina Street
SUBJECT: Application for a variation to reduce the minimum lot area from the required 6,000 square feet to 5,740 square feet for a proposed four-story, six dwelling unit building with a rear detached six car garage with a roof deck.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

634-16-S
APPLICANT: 5107 Property, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5107 W. Madison Street
SUBJECT: Application for a special use to permit the establishment of a one-story gas station with retail mini-mart.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

635-16-Z
APPLICANT: 5107 Property, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5107 W. Madison St.
SUBJECT: Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 19,681 square feet for a proposed one-story gas station with retail mini mart.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

636-16-S
APPLICANT: 1350 Lakeshore Associates, LP
OWNER: Same as applicant
PREMISES AFFECTED: 1350-60 N. Lakeshore Drive
SUBJECT: Application for a special use to permit the establishment of off-site parking to serve a proposed eight-story, fifty-eight dwelling unit building located at 61-73 E. Banks Street.
Application denied by voice vote. 0-4; nays – Sercye, Flores, O’Grady, and Toia.

637-16-Z
APPLICANT: 1350 Lake Shore Associates, LP
OWNER: Same as applicant
PREMISES AFFECTED: 61-73 E. Banks Street / 1318-26 N. Lake Shore Drive
SUBJECT: Application for a variation to reduce the front east setback from the required 15' to 7.25', the rear west setback from 50' to 28.5' for a proposed eight-story, fifty-eight dwelling unit building with forty-two on-site parking spaces.
Split decision. 2-2; yeas – Flores and O’Grady; nays – Sercye and Toia; continued until January 20, 2017 so that absent Board member may read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e).

638-16-Z
APPLICANT: 1350 Lake Shore Associates, LP
OWNER: Same as applicant
PREMISES AFFECTED: 61-73 E. Banks Street / 1318-26 N. Lake Shore Drive
SUBJECT: Application for a variation to reduce the required on-site parking from the required 58 spaces to 47 spaces to serve the proposed eight-story, fifty-eight dwelling unit building.
Split decision. 2-2; yeas – Flores and O’Grady; nays – Sercye and Toia; continued until January 20, 2017 so that absent Board member may read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e).

639-16-S
APPLICANT: Iglesia de Dios Alfa y Omega
OWNER: Andrew C. Radziwonski
PREMISES AFFECTED: 6540 W. Diversey Avenue
SUBJECT: Application for a special use to establish a religious assembly facility.
Continued to January 20, 2017 at 2 p.m.

640-16-Z
APPLICANT: Iglesia de Dios Alfa y Omega
OWNER: Andrew C. Radziwonski
PREMISES AFFECTED: 6540 W. Diversey Avenue

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SUBJECT: Application for a variation to reduce the required parking by no
more than 20% from eighteen spaces to fifteen.

Continued to January 20, 2017 at 2 p.m.

CONTINUANCES

424-16-S  ZONING DISTRICT: B1-1  WARD: 4
APPLICANT: LaJoie Johnson
OWNER: Fourstars, LLC
PREMISES AFFECTED: 700 E. 47th Street
SUBJECT: Application for a special use to permit the establishment of a
beauty salon.

Continued to February 17, 2017 at 2 p.m.

453-16-S  ZONING DISTRICT: RT-4  WARD: 24
APPLICANT: Central Action Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1511 S. Trumbull Avenue
SUBJECT: Application for a special use to permit the establishment of a
transitional residence.

Withdrawn.

529-16-Z  ZONING DISTRICT: RT-4  WARD: 43
APPLICANT: 2417 Burling, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2417 N. Burling Street
SUBJECT: Application for a variation to reduce the rear setback from the
required 35.21 to 2.0', the north setback from 2.75' to zero, for a
stair to access the proposed garage rooftop deck on the attached
three car garage and a raised patio which shall also contain the
relocated rear yard open space.

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

530-16-S  ZONING DISTRICT: B1-1  WARD: 17
APPLICANT: Magdalena Flores
OWNER: Louis Cano
PREMISES AFFECTED: 6409 S. Kedzie Avenue
SUBJECT: Application for a special use to permit the establishment of a hair
salon.

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

545-16-Z  ZONING DISTRICT: DR-7  WARD: 2
APPLICANT: 22 East Elm St. Corp.
OWNER: Same as applicant
PREMISES AFFECTED: 22 E. Elm Street
SUBJECT: Application for a variation to permit the establishment of reduce
the front setback from the required 12.42’ to zero and the rear
setback from 28.98' to zero for a proposed two-story, single family
residence with an attached rear garage.
Continued to January 20, 2017 at 2 p.m.

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<tr>
<th>Case Number</th>
<th>ZONING DISTRICT</th>
<th>WARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>546-16-Z</td>
<td>DR-7</td>
<td>2</td>
</tr>
<tr>
<td>APPLICANT:</td>
<td>22 East Elm St, Corp</td>
<td></td>
</tr>
<tr>
<td>OWNER:</td>
<td>Same as applicant</td>
<td></td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>22 E. Elm Street</td>
<td></td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a variation to reduce the rear yard open space from the required 36 square feet to zero for a proposed two-story, single family residence with an attached rear garage. Continued to January 20, 2017 at 2 p.m.</td>
<td></td>
</tr>
</tbody>
</table>

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<thead>
<tr>
<th>Case Number</th>
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</thead>
<tbody>
<tr>
<td>568-16-Z</td>
<td>RT-4</td>
<td>30</td>
</tr>
<tr>
<td>APPLICANT:</td>
<td>Kam Ghazvini</td>
<td></td>
</tr>
<tr>
<td>OWNER:</td>
<td>Moises Perez</td>
<td></td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>4315-21 W. Henderson Street</td>
<td></td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a variation to reduce the east setback from the required 2' to zero, (west to be zero), combined side setback from 5' to zero for the subdivision of one zoning lot into three zoning lots. The three-story, three dwelling unit building at 4317 W. Henderson will remain. Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.</td>
<td></td>
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</tbody>
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<tr>
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<tbody>
<tr>
<td>569-16-S</td>
<td>B3-2</td>
<td>50</td>
</tr>
<tr>
<td>APPLICANT:</td>
<td>Saif Jaber</td>
<td></td>
</tr>
<tr>
<td>OWNER:</td>
<td>R &amp; D Management</td>
<td></td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>3110-12 W. Devon Avenue</td>
<td></td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a special use to permit the establishment of a secondhand valuable objects dealer. Continued to January 20, 2017 at 2 p.m.</td>
<td></td>
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</tbody>
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<tr>
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<tbody>
<tr>
<td>582-16-S</td>
<td>B3-1</td>
<td>23</td>
</tr>
<tr>
<td>APPLICANT:</td>
<td>American Towers, LLC</td>
<td></td>
</tr>
<tr>
<td>OWNER:</td>
<td>City of Chicago</td>
<td></td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>3540 W. 63rd Street</td>
<td></td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a special use to permit the establishment of a 120' wireless communication monopole tower and related ground equipment. Application approved by voice vote. 3-0; yeas – Flores, O’Grady, and Toia (Sercye recused).</td>
<td></td>
</tr>
</tbody>
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<tr>
<td>583-16-Z</td>
<td>B3-1</td>
<td>23</td>
</tr>
<tr>
<td>APPLICANT:</td>
<td>American Towers, LLC</td>
<td></td>
</tr>
<tr>
<td>OWNER:</td>
<td>City of Chicago</td>
<td></td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>3540 W. 63rd Street</td>
<td></td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a variation to increase the maximum 75' height to 120' for a proposed wireless communication monopole tower. Application approved by voice vote. 3-0; yeas – Flores, O’Grady, and Toia (Sercye recused).</td>
<td></td>
</tr>
</tbody>
</table>
VOTE ONLY

454-16-S  ZONING DISTRICT: B3-1  WARD: 18
APPLICANT:  WWP Management LLC d/b/a Wally World Pawn
OWNER:  Lawrence and Kathryn Salus
PREMISES AFFECTED:  8611 S. Pulaski Road
SUBJECT:  Application for a special use to permit the establishment of a pawn shop.

Clarification of prior vote. O’Grady confirmed that she voted yea on the matter confirming the matter approved by voice vote; 3-1; yeas – Sercye, O’Grady and Toia; nays – Williams (Flores absent).

Motion to move into closed session pursuant to: (1) Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session; and (2) pursuant to Section 2(c)(21) of the Open Meetings Act for the Board’s semi-annual review of its closed session minutes made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, O’Grady, and Toia. Meeting went into closed session at 9:07 PM

Motion to return to open session made by the Chairman. Second by Flores. Motion carried 4-0; yeas – Sercye, Flores, O’Grady, and Toia. Meeting returned to open session at 9:35 PM.

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

Motion to approve the minutes (reflecting the clarification that Ms. O’Grady had voted yea for Board Cal. No. 454-16-S) from the November 18, 2016 regular meeting made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, O’Grady and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 484-16-Z and 498-16-S made by the Chairman. Second by O’Grady. Motion carried 4-0; yeas – Sercye, Flores, O’Grady and Toia.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of November 18, 2016 made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, O’Grady and Toia.

Motion to adjourn made by the Chairman. Second by Flores. Motion carried 4-0; yeas – Sercye, Flores, O’Grady, and Toia. Meeting adjourned at 9:40 PM.