Physically present for all portions

Blake Sercye, Acting Chairman
Sheila O’Grady
Sam Toia

Acting Chairman Sercye called meeting to order at 9:16 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with three members present (Sercye, O’Grady and Toia).

Motion to approve the minutes from the December 18, 2015 regular made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O’Grady and Toia.

Motion to approve the January 15, 2016 agenda made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O’Grady and Toia.

9:00 A.M.

1-16-S

Zoning District: DS-3
Ward: 25

Applicant: Young Men’s Christian Association of Chicago/DBA YMCA of Metropolitan Chicago
Owner: same as applicant
Premises Affected: 1029-37 West Jackson Boulevard & 1028-36 West Gladys Avenue
Subject: Application for a special use to establish a 53-space, off-site, non-required, accessory parking lot.

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

2-16-S

Zoning District: B3-2
Ward: 47

Applicant: FH7 Lakeview, LLC/DBA Sola Salon Studios c/o Nichole Milz
Owner: STRS L3 ACQ3, LLC
Premises Affected: 3355 North Lincoln Avenue, Second Floor
Subject: Application for a special use to establish a massage establishment.

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

3-16-Z

Zoning District: RS-3
Ward: 32

Applicant: Margaret and Paul Cussen
Owner: same as applicant  
Premises Affected: 1754-58 West Barry Avenue  
Subject: Application for a variation to reduce the front setback from 31.41’ to 0’; to reduce the front obstruction setback from 20’ to 0’; to reduce the rear setback from 17.26’ to 0’; to reduce the east side setback from 4’ to 0’; to reduce the west side setback from 4’ to 0’; and, to reduce the combined side setback from 10’ to 0’ for a proposed, front, attached, one-car garage, accessed directly from West Barry Avenue, with a rooftop deck and open stair that exceeds 6’ in height.

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

4-16-Z  
Zoning District: RM-5  
Ward: 43  
Applicant: Steven and Margaret Hampton  
Owner: same as applicant  
Premises Affected: 2039 North Sedgwick Street  
Subject: Application for a variation to reduce the rear setback from 30.66’ to 22.23’ and to reduce the north side setback from 2’ to 0.67’ for a proposed, open porch and stair above 6’ which provides direct access to a proposed, rooftop deck on a proposed, rear, detached, two-car garage; the existing, two-story, single-family residence will remain unchanged.

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

5-16-Z  
Zoning District: RT-4  
Ward: 43  
Applicant: BCL-Homes, LLC  
Owner: same as applicant  
Premises Affected: 846 West Webster Avenue  
Subject: Application for a variation to increase the pre-existing floor area of 3,996 square feet by no more than 15% (474 square feet) for a proposed, rear, two-story addition (with an open, roof top deck) to an existing, two-story, four-unit building being converted to a single-family residence which will be connected (by a deck with an exterior stair case which exceeds 6’ in height) to a proposed, rear, two-car garage with a roof deck.

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

6-16-Z  
Zoning District: RT-4  
Ward: 43  
Applicant: BCL-Homes, LLC  
Owner: same as applicant  
Premises Affected: 846 West Webster Avenue  
Subject: Application for a variation to reduce the rear setback from 32.2’ to 22’; to reduce the west side setback from 2’ to 0.5’; to reduce the east side setback from 2’ to 0.33’; and, to reduce the combined side setback from 4.8’ to 0.83’ for a proposed, rear, two-story addition (with an open, roof
top deck) to an existing, two-story, four-unit building being converted to a single-family residence which will be connected (by a deck with an exterior staircase which exceeds 6’ in height) to a proposed, rear, two-car garage with a roof deck.

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

<table>
<thead>
<tr>
<th>7-16-Z</th>
<th>Zoning District: RS-3</th>
<th>Ward: 47</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant:</td>
<td>Paul Petersen, Inc.</td>
<td></td>
</tr>
<tr>
<td>Owner:</td>
<td>same as applicant</td>
<td></td>
</tr>
<tr>
<td>Premises Affected:</td>
<td>3815 North Hamilton Avenue</td>
<td></td>
</tr>
<tr>
<td>Subject:</td>
<td>Application for a variation to reduce the rear setback from 34.74’ to 2’; to reduce the north side setback from 2’ to 0’; to reduce the south side setback from 2’ to 0’; and, to reduce the combined side setback from 5’ to 0’ for a proposed, north side, two-story addition and a rear, two-story addition with a 4’ eave, to an existing, two-story, two-unit building being converted to a single-family residence; a rear, detached, two-car garage with an exterior fireplace and a roof deck, which is accessed via an open stair exceeding 6’ in height, is also proposed.</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>8-16-Z</th>
<th>Zoning District: RS-3</th>
<th>Ward: 47</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant:</td>
<td>Paul Petersen, Inc.</td>
<td></td>
</tr>
<tr>
<td>Owner:</td>
<td>same as applicant</td>
<td></td>
</tr>
<tr>
<td>Premises Affected:</td>
<td>3815 North Hamilton Avenue</td>
<td></td>
</tr>
<tr>
<td>Subject:</td>
<td>Application for a variation to increase the pre-existing floor area of 2,670 square feet by no more than 15% (400.5 square feet) for a proposed, north side, two-story addition and a rear, two-story addition, with a 4’ eave, to an existing, two-story, two-unit building being converted to a single-family residence; a rear, detached, two-car garage with an exterior fireplace and a roof deck, which is accessed via an open stair exceeding 6’ in height, is also proposed.</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>9-16-S</th>
<th>Zoning District: PMD-8A</th>
<th>Ward: 11</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant:</td>
<td>Lakeshore Recycling Systems, LLC</td>
<td></td>
</tr>
<tr>
<td>Owner:</td>
<td>Golf Development, LLC, 4055 South Packers Avenue Series</td>
<td></td>
</tr>
<tr>
<td>Premises Affected:</td>
<td>1350 West 41st Street</td>
<td></td>
</tr>
<tr>
<td>Subject:</td>
<td>Application for a special use to establish a Class III recycling facility.</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>10-16-S</th>
<th>Zoning District: PMD-8A</th>
<th>Ward: 11</th>
</tr>
</thead>
</table>
Applicant: Lakeshore Recycling Systems, LLC  
Owner: Golf Development, LLC, 4055 South Packers Avenue Series  
Premises Affected: 1350 West 41st Street  
Subject: Application for a special use to establish a Class V recycling facility.  

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

11-16-S  
Zoning District: B1-2  
Ward: 43  
Applicant: The Glam Express, LLC  
Owner: Kyle W. Glascott  
Premises Affected: 2215 North Halsted Street, 1st Floor  
Subject: Application for a special use to establish a beauty and nail salon.  
Dismissed for want of prosecution.

12-16-S  
Zoning District: B3-2  
Ward: 22  
Applicant: Riquelme Florian/DBA Ricky’s Baber Shop, PC  
Owner: Jose de Jesus Cortez  
Premises Affected: 3510 West 26th Street  
Subject: Application for a special use to establish a barber shop.  
Motion to approve made by the Acting Chairman. Second by Toia.  
Motion carried 3-0; yeas – Sercye, O’Grady and Toia.

13-16-S  
Zoning District: B3-1  
Ward: 31  
Applicant: Victor Adame/DBA Lissett Beauty Salon  
Owner: same as applicant  
Premises Affected: 3000 North Pulaski Road, Suite 1S  
Subject: Application for a special use to establish a beauty salon.  
Continued until February 19, 2016 at 2:00 PM.

14-16-S  
Zoning District: B3-3  
Ward: 5  
Applicant: James Coleman  
Owner: S&J Properties, Inc.  
Premises Affected: 6802 South Stony Island Avenue  
Subject: Application for a special use to establish a barber shop.  
Motion to approve made by the Acting Chairman. Second by Toia.  
Motion carried 3-0; yeas – Sercye, O’Grady and Toia.

15-16-S  
Zoning District: B3-2  
Ward: 8  
Applicant: Regina S. Brown-Obarogbedo  
Owner: Sam Mark  
Premises Affected: 1926 East 95th Street  
Subject: Application for a special use to establish a hair salon.  
Motion to approve made by the Acting Chairman. Second by Toia.  
Motion carried 3-0; yeas – Sercye, O’Grady and Toia.
16-16-S  Zoning District: B3-2  Ward: 44
Applicant: RLPF Hair, LTD/DBA Robert Jeffrey Hair Studio
Owner: General Auto Service Station, LLC
Premises Affected: 3153 North Broadway
Subject: Application for a special use to establish a beauty salon.
Motion to approve made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O’Grady and Toia.

17-16-S  Zoning District: B3-3  Ward: 49
Applicant: Emmah Pro African Hair Braiding
Owner: Kil Soo Lee/Ene Ri Park
Premises Affected: 1440 West Morse Avenue
Subject: Application for a special use to establish a hair salon.
Motion to approve made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O’Grady and Toia.

18-16-Z  Zoning District: RM-5  Ward: 2
Applicant: Finprom, Inc.
Owner: Frederick Falley Philips (lot 4) and Frederick Falley Philips as successor trustee to the family trust created under the will of Edward H. Bennett, Jr (lot 3)
Premises Affected: 1310 North Cleveland Avenue
Subject: Application for a variation to reduce the rear setback from 33.3’ to 1’; to reduce the north side setback from 4.2’ to 3’; to reduce the south side setback from 4.2’ to 3’; to reduce the combined side setback from 10.6’ to 6’; and, to reduce the rear yard open space from 292 square feet to 0 square feet for a proposed, three-story, four-unit building with an attached, four-car garage, accessed directly from North Cleveland Avenue.
Continued until February 19, 2016 at 2:00 PM.

19-16-Z  Zoning District: RT-4  Ward: 43
Applicant: Verde Partners Chicago, LLC
Owner: same as applicant
Premises Affected: 2653 North Wilton Avenue
Subject: Application for a variation to increase the pre-existing floor area of 3,648.94 square feet by no more than 15% (482.82 square feet) for a proposed, rear, three-story addition to an existing, three-story, three-unit building, the first floor unit of which will be duplexed into the existing basement; a rear, open, four-story porch and an open, rooftop deck, accessed via a proposed, enclosed staircase, will also be provided; a rear, detached, three-car garage is also proposed to be established.
Motion to approve made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O’Grady and Toia.
<table>
<thead>
<tr>
<th>Application Number</th>
<th>Zoning District: RT-4</th>
<th>Ward</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>20-16-Z</strong></td>
<td></td>
<td>43</td>
</tr>
<tr>
<td><strong>Applicant:</strong></td>
<td>Verde Partners Chicago, LLC</td>
<td></td>
</tr>
<tr>
<td><strong>Owner:</strong></td>
<td>same as applicant</td>
<td></td>
</tr>
<tr>
<td><strong>Premises Affected:</strong></td>
<td>2653 North Wilton Avenue</td>
<td></td>
</tr>
<tr>
<td><strong>Subject:</strong></td>
<td>Application for a variation to reduce the north side setback from 2’ to 0’; to reduce the south side setback from 2’ to 0’; and, to reduce the combined side setback from 5’ to 0’ for a proposed, rear, three-story addition to an existing, three-story, three-unit building, the first floor unit of which will be duplexed into the existing basement; a rear, open, four-story porch and an open, rooftop deck, accessed via a proposed, enclosed staircase, will also be provided; a rear, detached, three-car garage is also proposed to be established.</td>
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</tr>
<tr>
<td><strong>Motion:</strong></td>
<td>Motion to approve made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O’Grady and Toia.</td>
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<td><strong>21-16-Z</strong></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td><strong>Applicant:</strong></td>
<td>Lilia and Michael Zaparaniuk</td>
<td></td>
</tr>
<tr>
<td><strong>Owner:</strong></td>
<td>same as applicant</td>
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<tr>
<td><strong>Premises Affected:</strong></td>
<td>1024 North Hoyne Avenue</td>
<td></td>
</tr>
<tr>
<td><strong>Subject:</strong></td>
<td>Application for a variation to reduce the rear setback from 29’ to 1’; to reduce the rear setback for enclosed parking spaces accessed from the alley from 2’ to 1’; to reduce the south side setback from 4.88’ to 0.5’; and, to allow the 329.02 square feet of rear yard open space to be provided on the rooftop deck of the proposed, attached, two-car garage which will be connected to an existing, three-story, four-unit building being de-converted to a single-family residence and to which will be added a rear, three-story addition and a south side open porch.</td>
<td></td>
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<tr>
<td><strong>Motion:</strong></td>
<td>Motion to approve made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O’Grady and Toia.</td>
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<tr>
<td><strong>22-16-Z</strong></td>
<td></td>
<td>45</td>
</tr>
<tr>
<td><strong>Applicant:</strong></td>
<td>Amelio Gonzalez</td>
<td></td>
</tr>
<tr>
<td><strong>Owner:</strong></td>
<td>same as applicant</td>
<td></td>
</tr>
<tr>
<td><strong>Premises Affected:</strong></td>
<td>5318 North Laramie Avenue</td>
<td></td>
</tr>
<tr>
<td><strong>Subject:</strong></td>
<td>Application for a variation to reduce the front setback from 14.82’ to 6.83’ and to reduce the combined side setback from 6’ to 5.88’ for a proposed, second floor addition to an existing, one-story, single-family residence; also proposed is the addition of a rear, open, second floor deck, which will overhang the existing, rear, two-car garage, to which no changes are proposed.</td>
<td></td>
</tr>
<tr>
<td><strong>Motion:</strong></td>
<td>Motion to approve made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O’Grady and Toia.</td>
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</tr>
<tr>
<td><strong>23-16-Z</strong></td>
<td></td>
<td>32</td>
</tr>
</tbody>
</table>
Applicant: William Skelton  
Owner: same as applicant  
Premises Affected: 2121 North Albany Street  
Subject: Application for a variation to allow for the establishment of a fourth residential unit on a lot whose area of 3,900 square feet is no less than 90% of the required 4,000 square feet for an existing, four-story, three-unit building to be increased to a four-unit building.  
Motion to approve made by the Acting Chairman.  Second by Toia.  Motion carried 3-0; yeas – Sercye, O’Grady and Toia.

24-16-Z  
Applicant: Chris Amatore  
Owner: same as applicant  
Premises Affected: 6731 South St. Lawrence Avenue  
Subject: Application for a variation to allow for the legalization of a second unit within an existing, two-story building, originally established as a single-family residence more than 50 years ago.  
Continued until February 19, 2016 at 2:00 PM.

25-16-Z  
Applicant: Samuel Idrovo  
Owner: same as applicant  
Premises Affected: 2421 West Fletcher Street  
Subject: Application for a variation to reduce the west side setback from 2’ to 0.5’ and to reduce the combined side setback from 5’ to 4.1’ for a proposed, rear, three-story addition to an existing, three-story, two-unit building; an open staircase directly accessing the rear of the second floor of the addition is also proposed; the existing, rear, detached, two-car garage will remain unchanged.  
Motion to approve made by the Acting Chairman.  Second by Toia.  Motion carried 3-0; yeas – Sercye, O’Grady and Toia.

26-16-S  
Applicant: Reginald T. Edwards  
Owner: same as applicant  
Premises Affected: 4949 West Van Buren Street  
Subject: Application for a special use to establish a religious assembly facility.  
Motion to approve made by the Acting Chairman.  Second by Toia.  Motion carried 3-0; yeas – Sercye, O’Grady and Toia.

The Acting Chairman moved to recess at 1:10 PM.  Second by Toia.  Motion carried 3-0; yeas – Sercye, O’Grady and Toia.

The Board reconvened at 2:28 PM. The Acting Chairman undertook a roll call to establish the presence of a quorum. The hearings commenced with three members present.
2:00 P.M.

27-16-S
Zoning District: C2-2       Ward: 10
Applicant: Illinois Grown Medicine, LLC
Owner: 4626 Drexell, LLC
Premises Affected: 8554 South Commercial Avenue
Subject: Application for a special use to establish a medical cannabis dispensary.

Motion to approve subject to conditions stated on the record made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O’Grady and Toia.

28-16-Z
Zoning District: RT-3.5       Ward: 32
Applicant: Noah Properties, LLC
Owner: same as applicant
Premises Affected: 1428 West Wolfram Street
Subject: Application for a variation to reduce the rear setback from 35’ to 22’ and to allow the 203 square feet of rear yard open space to be provided on the rooftop deck proposed to be established on the existing, rear, detached, two-car garage which will be connected to the existing, three-story, single-family residence via a three-story, open staircase and catwalk; the existing garage and residence will remain otherwise unchanged.

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

29-16-Z
Zoning District: RT-3.5       Ward: 44
Applicant: Noah Properties, LLC
Owner: same as applicant
Premises Affected: 3758 North Lakewood Avenue
Subject: Application for a variation to reduce the rear setback from 34.66’ to 24.08’ for a proposed, rear, three-story, open porch and stairs connected, via a catwalk, to a proposed, rooftop deck to be established on the existing, rear, detached, three-car garage; the existing, three-story, single-family residence will remain unchanged.

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

30-16-Z
Zoning District: RT-3.5       Ward: 47
Applicant: Noah Properties, LLC
Owner: same as applicant
Premises Affected: 3940 North Ashland Avenue
Subject: Application for a variation to reduce the rear setback from 30’ to 22.67’ for a proposed, open stair above 6’ which provides direct access to a proposed, rooftop deck on an existing, rear, detached, three-car garage; the
existing garages and three-story, five-unit building will remain otherwise unchanged.

**Motion to approve made by the Acting Chairman.** Second by Toia. Motion carried 3-0; yeas – Sercye, O’Grady and Toia.

**31-16-S**  
**Zoning District:** B1-2  
**Ward:** 1  
**Applicant:** 822 N. Marshfield, Inc.  
**Owner:** same as applicant  
**Premises Affected:** 822 North Marshfield Avenue  
**Subject:** Application for a special use to establish a residential use below the second floor for a proposed, three-story, six-unit building with a rear, detached, six-car garage.

**Motion to approve made by the Acting Chairman.** Second by Toia. Motion carried 3-0; yeas – Sercye, O’Grady and Toia.

**32-16-Z**  
**Zoning District:** B1-2  
**Ward:** 1  
**Applicant:** 822 N. Marshfield, Inc.  
**Owner:** same as applicant  
**Premises Affected:** 822 North Marshfield Avenue  
**Subject:** Application for a variation to allow for the establishment of a sixth residential unit on a lot whose area of 5,739.715 square feet is no less than 90% of the required 6,000 square feet for a proposed, three-story, six-unit building with a rear, detached, six-car garage.

**Motion to approve made by the Acting Chairman.** Second by Toia. Motion carried 3-0; yeas – Sercye, O’Grady and Toia.

**33-16-S**  
**Zoning District:** B1-2  
**Ward:** 1  
**Applicant:** 826 N. Marshfield, Inc.  
**Owner:** same as applicant  
**Premises Affected:** 826 North Marshfield Avenue  
**Subject:** Application for a special use to establish a residential use below the second floor for a proposed, three-story, six-unit building with a rear, detached, six-car garage.

**Motion to approve made by the Acting Chairman.** Second by Toia. Motion carried 3-0; yeas – Sercye, O’Grady and Toia.

**34-16-Z**  
**Zoning District:** B1-2  
**Ward:** 1  
**Applicant:** 826 N. Marshfield, Inc.  
**Owner:** same as applicant  
**Premises Affected:** 826 North Marshfield Avenue  
**Subject:** Application for a variation to allow for the establishment of a sixth residential unit on a lot whose area of 5,739 square feet is no less than 90% of the required 6,000 square feet for a proposed, three-story, six-unit building with a rear, detached, six-car garage.

**Motion to approve made by the Acting Chairman.** Second by Toia.
Motion carried 3-0; yeas –Sercye, O’Grady and Toia.

35-16-Z  Zoning District: RM-4.5     Ward: 26
Applicant: Happy Valleys I, Inc.
Owner: 3FLTH III, LLC Holdings 2
Premises Affected: 1253 North California Avenue
Subject: Application for a variation to reduce the north side setback from 2’ to 0’ and to reduce the combined side setback from 5’ to 3.5’ in order to legalize the existing, three-story, four-unit building at this location, to which no changes are proposed, and to allow for the adjacent, vacant parcel (1255 North California Avenue) to be improved with a single-family residence.
Motion to approve made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O’Grady and Toia.

36-16-Z  Zoning District: RM-5     Ward: 44
Applicant: Illinois Reliance Properties, LLC Series A-99
Owner: same as applicant
Premises Affected: 731 West Barry Avenue
Subject: Application for a variation to reduce the east side setback from 2.02’ to 0’ and to reduce the rear setback from 38.19’ to 17.62’ for the proposed division of the existing, 50’ x 144.65’ lot into a 25’ x 144.65’ lot; the existing, rear, one-story addition will be removed from the existing, three-story, four-unit building, which will otherwise remain unchanged.
Motion to approve made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O’Grady and Toia.

37-16-Z  Zoning District: RM-5     Ward: 44
Applicant: Illinois Reliance Properties, LLC Series A-99
Owner: same as applicant
Premises Affected: 731 West Barry Avenue
Subject: Application for a variation to reduce the required, on-site, accessory parking from four spaces to three for the proposed division of the existing, 50’ x 144.65’ lot into a 25’ x 144.65’ lot; the existing, rear, one-story addition will be removed from the existing, three-story, four-unit building, which will otherwise remain unchanged.
Motion to approve made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O’Grady and Toia.

38-16-S  Zoning District: B3-5     Ward: 27
Applicant: Mark Twain Hotel, Inc.
Owner: same as applicant
Premises Affected: 101-13 West Division Street
Subject: Application for a special use to establish a five-story, 151-room hotel with ground floor commercial space.
Continued until March 18, 2016 at 2:00 PM.

CONTINUANCES

155-15-Z
Zoning District: RS-2   Ward: 30
Applicant: Philip Black
Owner: same as applicant
Premises Affected: 3616 North Harding Avenue
Subject: Application for a variation to reduce the south side setback from 5’ to 1.27’ and to reduce the combined side setback from 15’ to 8.42’ for a proposed, rear, two-story addition, with a side, first floor porch/walkway, to an existing, two-story, single-family residence; the existing, rear, detached, three-car garage will remain.
**Dismissed for Want of Prosecution**

354-15-S
Zoning District: B1-1   Ward: 39
Applicant: Christ Center of Hope, Assemblies of God
Owner: same as applicant
Premises Affected: 5534 North Kedzie Avenue
Subject: Application for a special use to establish a religious assembly facility.
**Dismissed without prejudice.**

355-15-S
Zoning District: PD 666   Ward: 40
Applicant: Christ Center of Hope, Assemblies of God
Owner: Chicago Board of Education
Premises Affected: 5501 North Kedzie Avenue
Subject: Application for a special use to establish eight, off-site, required, accessory, parking spaces to serve a religious assembly facility located at 5534 North Kedzie Avenue.
**Dismissed without prejudice.**

397-15-S
Zoning District: C3-5   Ward: 25
Applicant: Sheng Man De Investment Company
Owner: Kin Kuong Chong
Premises Affected: 2010-20 South Archer Avenue
Subject: Application for a special use to establish a five-story, 60-room hotel.
**Continued until March 18, 2016 at 2:00 PM.**

418-15-S
Zoning District: B3-2   Ward: 29
Applicant: Noah Properties, LLC
Owner: Andrew Hellstern
Premises Affected: 7301 West Belmont & 3144-54 North Octavia Avenues
Subject: Application for a special use to establish a residential use below the second floor for a proposed, three-story, five-unit townhouse development; each unit will have one, at-grade, indoor parking space, four of which will
be accessed directly from North Octavia Avenue.

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

**419-15-Z**

- **Zoning District:** B3-2
- **Ward:** 29
- **Applicant:** Noah Properties, LLC
- **Owner:** Andrew Hellstern
- **Premises Affected:** 7301 West Belmont & 3144-54 North Octavia Avenues
- **Subject:** Application for a variation to reduce the front wall setback from 12’ to 3.2’ and to reduce the front obstruction setback from 20’ to 3.2’ for a proposed, three-story, five-unit townhouse development; each unit will have one, at-grade, indoor parking space, four of which will be accessed directly from North Octavia Avenue.

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

**420-15-Z**

- **Zoning District:** B3-2
- **Ward:** 29
- **Applicant:** Noah Properties, LLC
- **Owner:** Andrew Hellstern
- **Premises Affected:** 7301 West Belmont Avenue
- **Subject:** Application for a variation to increase the area allowed for an accessory building from 1,085 square feet to 1,113 square feet for a proposed, three-story, six-unit building with a rear, detached, six-car garage, accessed directly from North Octavia Avenue.

Withdrawn.

**422-15-Z**

- **Zoning District:** B2-3
- **Ward:** 1
- **Applicant:** 2325 W. Huron Condominium Association
- **Owner:** same as applicant
- **Premises Affected:** 2325 West Huron Street
- **Subject:** Application for a variation to reduce the front setback from 7.42’ to 0.29’; to reduce the east side setback from 2’ to 0.27’; to reduce the west side setback from 3.62’ to 0.33’; and, to reduce the rear setback from 30’ to 25’ for the proposed, renovation of an existing, four-story, three-unit building with a roof deck and access stair enclosure; a roof deck is also proposed to be added to an existing, rear, detached, two-car garage which will be accessed via an open stair exceeding 6’ in height.

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

**423-15-Z**

- **Zoning District:** B2-3
- **Ward:** 1
- **Applicant:** 2325 W. Huron Condominium Association
- **Owner:** same as applicant
- **Premises Affected:** 2325 West Huron Street
- **Subject:** Application for a variation to reduce the on-site, accessory, vehicular
parking by not more than one space (from three to two) for the proposed, renovation of an existing, four-story, three-unit building with a roof deck and access stair enclosure; a roof deck is also proposed to be added to an existing, rear, detached, two-car garage which will be accessed via an open stair exceeding 6’ in height.

Motion to approve made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, 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 the Acting Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, O’Grady and Toia. Meeting went into closed session at 4:34 PM.

Motion to return to open session for voting made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, O’Grady and Toia. Meeting returned to open session at 4:46 PM.

Motion to approve written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of December 18, 2015, with the exception of Cal. No. 183-15-S, made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, O’Grady and Toia.

Motion to adjourn made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, O’Grady and Toia. Meeting adjourned at 4:51 PM.