

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

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.