PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

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

Chairman Sercye called meeting to order at 9:09 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with four members present (Sercye, O’Grady, Toia and Williams). Flores arrived at 9:45 AM.

Motion to approve the minutes from the June 17, 2016 regular meeting made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, O’Grady, Toia and Williams.

Motion to approve the July 15, 2016 agenda made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, O’Grady, Toia and Williams.

9:00 A.M.

281-16-S
APPLICANT: Dunning Donuts, Inc, DBA Dunkin Donuts
OWNER: Rita Frese
PREMISES AFFECTED: 4015 N. Narragansett Avenue
SUBJECT: Application for a special use to permit the establishment of a drive-through lane to serve a fast food restaurant.
Application denied 3-1 via voice vote; yays – Sercye; nays – Flores, O’Grady and Williams (Toia recused).

282-16-Z
APPLICANT: Hibernian Development
OWNER: Same as applicant
PREMISES AFFECTED: 2106 N. Kenmore Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from 34.72' to 17.04', the south setback from 2' to 0.43' (north to be 0.56'), the total combined setback from 5.0' to 0.99' and to relocate the 201.5 square feet of rear yard open space to a proposed garage roof deck which will serve a three-story, single family residence with a rear raised patio, and an open stair to provide access to the roof deck on the garage.
Application approved 4-0 via voice vote; yays – Sercye, O’Grady, Toia and Williams (Flores absent).

283-16-S
APPLICANT: Baldwin Commodities Corporation
OWNER: Lucian T. Baldwin III
PREMISES AFFECTED: 860 W. Aldine Avenue, Unit # 3
SUBJECT: Application for a special use to permit the establishment of a
vacation rental.

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

284-16-Z
APPLICANT: ZONING DISTRICT:RT-4  WARD:44
OWNER: 3048 Sheffield, LLC
PREMISES AFFECTED: Same as applicant
SUBJECT: 3048 N. Sheffield Avenue
Application for a variation to reduce the rear setback from 29.79' to
21.5', the south setback from 2.88' to 0.25' (north to be 3.71'),
combined side setback from 7.2' to 3.96' and to allow the relocation
of a portion (127.82 square feet) of the rear yard open space to the
garage roof deck (remaining 162.6 square feet will be located at
grade) for a four-story, four-dwelling unit building, a rear raised
deck, a three-story terrace, a rear patio, an attached two-car garage,
a detached two-car garage with a roof deck and an open stair and
bridge to access the roof deck.

Continued until August 19, 2016 at 2:00 PM.

285-16-Z
APPLICANT: ZONING DISTRICT:RT-4  WARD:12
OWNER: Daniel Brown
PREMISES AFFECTED: Same as applicant
SUBJECT: 3533 S. Hamilton Avenue
Application for a variation to permit the establishment of to reduce
the required minimum lot area per unit from the required 1,000
square feet to 944.3 square feet per unit which is a 5.57% reduction
to the MLA per unit. There will be a total of three units at the
subject site.

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

286-16-Z
APPLICANT: ZONING DISTRICT:RT-3.5  WARD:47
OWNER: Douglas Dickson
PREMISES AFFECTED: The Diana C. Small Revocable Trust
SUBJECT: 1312 W. Byron Street
Application for a variation to reduce the required rear setback from
30.24' to 1.0', the total combined side setback from 5.0' to 4.0', the
required rear property line setback from 2' to 1', for a detached,
two-car garage with a roof deck and an open stair to access the roof
deck and a roof top pergola.

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

287-16-Z
APPLICANT: ZONING DISTRICT:RT-4  WARD:34
OWNER: John Powen
JTA Development, Inc.
PREMISES AFFECTED: 12234 S. Laflin Street
SUBJECT: Application for a variation to reduce the front setback from the required 15' to 2.80' and to reduce the setback from the front property line to the overhead garage doors from the required 20' to 8.8', for a two-story, single family residence with an attached two-car garage with a front covered porch and a rear open porch on a lot with no alley access.

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

288-16-S
APPLICANT: Colin Young
OWNER: Same as applicant
PREMISES AFFECTED: 3008 W. Fullerton Avenue
SUBJECT: Application for a special use to allow one new existing dwelling unit to be located in the basement in an existing two-story building with basement to be converted from two-dwelling units to three-dwelling units.

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

289-16-S
APPLICANT: Next Bronzeville, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 329 E. 35th Street
SUBJECT: Application for a special use to permit the establishment of a nail salon.

Application approved 4-0 via voice vote; yays – Sercye, Flores O’Grady, and Toia (Williams recused).

290-16-S
APPLICANT: SP Monroe, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1000 W. Monroe Street
SUBJECT: Application for a special use to permit the establishment of an eight-story, twelve-dwelling unit building with ground floor parking spaces.

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

291-16-Z
APPLICANT: SP Monroe, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1000 W. Monroe Street
SUBJECT: Application for a variation to eliminate the one required loading berth for a proposed eight-story, twelve dwelling unit building with ground floor parking spaces.

Application approved 5-0 via voice vote; yays – Sercye, Flores O’Grady, Toia and Williams.
<table>
<thead>
<tr>
<th>Case Number</th>
<th>Zoning District</th>
<th>Ward</th>
</tr>
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<tbody>
<tr>
<td>292-16-Z</td>
<td>DX-5</td>
<td>25</td>
</tr>
<tr>
<td>Applicant</td>
<td>SP Monroe, LLC</td>
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<tr>
<td>Owner</td>
<td>Same as applicant</td>
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<tr>
<td>Premises Affected</td>
<td>1000 W. Monroe Street</td>
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<tr>
<td>Subject</td>
<td>Application for a variation to reduce the rear setback from the required 30' to 15' for an eight-story, twelve-dwelling unit building with ground floor parking spaces.</td>
<td></td>
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<tr>
<td></td>
<td><strong>Application approved 5-0 via voice vote; yays – Sercye, Flores O'Grady, Toia and Williams.</strong></td>
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<tr>
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<tr>
<td>293-16-Z</td>
<td>RT-4</td>
<td>43</td>
</tr>
<tr>
<td>Applicant</td>
<td>Blackwater Development Co.</td>
<td></td>
</tr>
<tr>
<td>Owner</td>
<td>Same as applicant</td>
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<tr>
<td>Premises Affected</td>
<td>2675 N. Burling Street</td>
<td></td>
</tr>
<tr>
<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 from the four-dwelling unit building to the proposed roof deck to be located on the existing detached garage.</td>
<td></td>
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<tr>
<td></td>
<td><strong>Continued until August 19, 2016 at 2:00 PM.</strong></td>
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<th>Case Number</th>
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<tbody>
<tr>
<td>294-16-Z</td>
<td>RT-3.5</td>
<td>44</td>
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<tr>
<td>Applicant</td>
<td>Bosworth 3250 XYZ, LLC</td>
<td></td>
</tr>
<tr>
<td>Owner</td>
<td>Same as applicant</td>
<td></td>
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<tr>
<td>Premises Affected</td>
<td>3520 N. Bosworth Avenue</td>
<td></td>
</tr>
<tr>
<td>Subject</td>
<td>Application for a variation to increase the maximum allowed height from 35' to 36' for a three-story, three-dwelling unit building.</td>
<td></td>
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<tr>
<td></td>
<td><strong>Application approved 5-0 via voice vote; yays – Sercye, Flores O'Grady, Toia and Williams.</strong></td>
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<tbody>
<tr>
<td>295-16-Z</td>
<td>RT-3.5</td>
<td>25</td>
</tr>
<tr>
<td>Applicant</td>
<td>Bosworth 3520 XYZ, LLC</td>
<td></td>
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<tr>
<td>Owner</td>
<td>Same as applicant</td>
<td></td>
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<tr>
<td>Premises Affected</td>
<td>3520 N. Bosworth Avenue</td>
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</tr>
<tr>
<td>Subject</td>
<td>Application for a variation to reduce the minimum lot area from the required 3,750 square feet to 3,713 square feet, for a three-story, three-dwelling unit building.</td>
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</tr>
<tr>
<td></td>
<td><strong>Application approved 5-0 via voice vote; yays – Sercye, Flores O'Grady, Toia and Williams.</strong></td>
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<tr>
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<tr>
<td>296-16-S</td>
<td>B3-1</td>
<td>23</td>
</tr>
<tr>
<td>Applicant</td>
<td>Eternal Studio Corporation</td>
<td></td>
</tr>
<tr>
<td>Owner</td>
<td>Tenauk III, LLC</td>
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<tr>
<td>Premises Affected</td>
<td>6658 W. Archer Avenue</td>
<td></td>
</tr>
<tr>
<td>Subject</td>
<td>Application for a special use to permit the establishment of a body art services (tattoo) facility.</td>
<td></td>
</tr>
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4
Application approved 5-0 via voice vote; yays – Sercye, Flores O’Grady, Toia and Williams.

<table>
<thead>
<tr>
<th>297-16-S</th>
<th>ZONING DISTRICT:B3-3</th>
<th>WARD:28</th>
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<tbody>
<tr>
<td>APPLICANT:</td>
<td>Monroe Street Church of Christ</td>
<td></td>
</tr>
<tr>
<td>OWNER:</td>
<td>Same as applicant</td>
<td></td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>3355 W. Fifth Avenue</td>
<td></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>
<td></td>
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<td></td>
<td><strong>Continued until August 19, 2016 at 2:00 PM.</strong></td>
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<tr>
<th>298-16-S</th>
<th>ZONING DISTRICT:C3-2</th>
<th>WARD:27</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPLICANT:</td>
<td>832 W. Fulton LLC</td>
<td></td>
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<tr>
<td>OWNER:</td>
<td>Same as applicant</td>
<td></td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>302 N. Green Street</td>
<td></td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a special use to permit an open patio to be located on the third floor of a proposed three-story retail and participant sport building.</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Application approved 4-0 via voice vote; yays – Sercye, Flores O'Grady, and Williams (Toia recused).</strong></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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<tbody>
<tr>
<td>APPLICANT:</td>
<td>Team vs. Time Chicago, LLC</td>
<td></td>
</tr>
<tr>
<td>OWNER:</td>
<td>Nela Cordero and Henry Cordero</td>
<td></td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>2000 W. Armitage Avenue</td>
<td></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><strong>Continued until August 19, 2016 at 2:00 PM.</strong></td>
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<th>300-16-S</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, LLC</td>
<td></td>
</tr>
<tr>
<td>OWNER:</td>
<td>Victor Colon</td>
<td></td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>2020 W. Armitage Avenue</td>
<td></td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>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.</td>
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<tr>
<td></td>
<td><strong>Continued until August 19, 2016 at 2:00 PM.</strong></td>
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<tr>
<th>301-16-S</th>
<th>ZONING DISTRICT:DX-7</th>
<th>WARD:42</th>
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<tbody>
<tr>
<td>APPLICANT:</td>
<td>ABM Onsite Services- Midwest, Inc.</td>
<td></td>
</tr>
<tr>
<td>OWNER:</td>
<td>168 N. Clinton, LLC</td>
<td></td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>541-53 W. Lake Street / 176-82 N. Clinton Street</td>
<td></td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a special use to establish a non-accessory parking lot for forty parking spaces, in order to operate a non-accessory parking lot outside of the Central Area Parking District containing</td>
<td></td>
</tr>
</tbody>
</table>
less than two-hundred and forty-nine parking spaces.

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

302-16-Z
APPLICANT: ABM Onsite Services- Midwest, Inc.
OWNER: 168 N. Clinton, LLC
PREMISES AFFECTED: 541-53 W. Lake Street / 176-82 N. Clinton Street
SUBJECT: Application for a variation to allow an existing curb cut for a parking lot outside of the Central Parking District consisting of less than two hundred and forty-nine spaces accessing from N. Clinton Street and W. Lake Street on a Class 2 Street.
Application approved 5-0 via voice vote; yays – Sercye, Flores O’Grady, Toia and Williams.

303-16-S
APPLICANT: Daniel Maldonado
OWNER: Divya Bhatt
PREMISES AFFECTED: 1418 W. 18th Street
SUBJECT: Application for a special use to permit the establishment of a barber shop.
Dismissed for want of prosecution.

304-16-Z
APPLICANT: Keeper Property Holdings
OWNER: Same as applicant
PREMISES AFFECTED: 2204 W. Ohio Street
SUBJECT: Application for a variation to reduce the required rear setback from 34.75' to 22', the west setback from 2' to 1' (east will remain at 3'); the total combined side setback combination from 4.8' to 4' for a garage roof deck and an open stairwell to provide access to the deck to be located on the garage.
Application approved 5-0 via voice vote; yays – Sercye, Flores O’Grady, Toia and Williams.

305-16-Z
APPLICANT: Keeper Property Holdings, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2206 W. Ohio Street
SUBJECT: Application for a variation to reduce the required rear setback from 34.75' to 22', the west setback from 2' to 1' (east to be 3'), the total combined side setback combination from 4.8' to 4' for garage roof deck and open stairwell to provide access to the deck to be located on the garage.
Application approved 5-0 via voice vote; yays – Sercye, Flores O’Grady, Toia and Williams.

306-16-S
APPLICANT: Yeon Chie
OWNER:       DBFS, LLC
PREMISES AFFECTED:  1931-33 W. Belmont Avenue, Unit C2
SUBJECT:  Application for a special use to permit the establishment of a nail salon.

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

307-16-S
APPLICANT: Edward McBrearty
OWNER: Same as applicant
PREMISES AFFECTED: 2352 W. Winona
SUBJECT:  Application for a special use to permit the establishment of a residential use below the second floor for a three-story, six-dwelling unit building.

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

308-16-Z
APPLICANT: Edward McBrearty
OWNER: Same as applicant
PREMISES AFFECTED: 2352 W. Winona Street
SUBJECT:  Application for a variation to increase the area of an accessory building by not more than 10% from the allowed 1,095 square feet to 1,111 square feet. The building will serve a three-story, six-dwelling unit building.

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

309-16-Z
APPLICANT: Edward McBrearty
OWNER: Same as applicant
PREMISES AFFECTED: 2352 W. Winona Street
SUBJECT:  Application for a variation to reduce the rear setback from the required 30’ to 22’- 4” for a three-story, six-dwelling unit building with a six car garage with roof deck and an open stair to access the garage roof deck.

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

310-16-Z
APPLICANT: Shakespeare 2214, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2214 W. Shakespeare Avenue
SUBJECT:  Application for a variation to reduce the rear setback from the required 28’ to 21’ for an open stair to access the garage roof deck.

Application approved 3-0 via voice vote; yays – Sercye, Toia and Williams (Flores and O’Grady absent).
<table>
<thead>
<tr>
<th>Case Number</th>
<th>Zoning District</th>
<th>Ward</th>
<th>Applicant</th>
<th>Owner</th>
<th>Premises Affected</th>
<th>Subject</th>
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<tbody>
<tr>
<td>311-16-Z</td>
<td>RT-4</td>
<td>43</td>
<td>Drummond 1130, LLC</td>
<td>Same as applicant</td>
<td>1130 W. Drummond Place</td>
<td>Application for a variation to reduce the rear setback from the required 35' to 2', the east setback from 2' to zero (west to be zero), total combined side setback from 5' to zero for an open stair to access a garage roof deck on the two-car garage. Application approved 3-0 subject to conditions stated on the record via voice vote; yays – Sercye, Toia and Williams (Flores and O’Grady absent).</td>
</tr>
<tr>
<td>312-16-Z</td>
<td>RT-4</td>
<td>1</td>
<td>Regina &amp; Luke Bakalar</td>
<td>Same as applicant</td>
<td>1938 W. Crystal Street</td>
<td>Application for variations to reduce the rear setback from the required 33.20' to 8.25', the east and west setbacks both from the required 2.88' to zero; the combined side setback from 7.2' to zero for an open stair and landing to access the roof top deck which shall also contain the relocated rear yard open space. Application approved 3-0 via voice vote; yays – Sercye, Toia and Williams (Flores and O’Grady absent).</td>
</tr>
<tr>
<td>313-16-S</td>
<td>B3-2</td>
<td>1</td>
<td>649 N. Ashland Gas and Mini-Mart, LLC</td>
<td>Global Gas &amp; Oil Co.</td>
<td>649 N. Ashland Avenue</td>
<td>Application for a special use to permit the expansion of an existing gas station by the construction of a one story convenience store. Application approved 3-0 via voice vote; yays – Sercye, Toia and Williams (Flores and O’Grady absent).</td>
</tr>
</tbody>
</table>

The Chairman moved to recess at 1:20 PM. Second by O’Grady. Motion carried 3-0; yeas – Sercye, Toia and Williams.

The Board reconvened at 2:18 PM. The Chairman undertook a roll call to establish the presence of a quorum. The hearings commenced with four members present (Sercye, Flores, O’Grady and Toia). O’Grady arrived at 2:30 PM.

2:00 P.M.

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Zoning District</th>
<th>Ward</th>
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<th>Owner</th>
<th>Premises Affected</th>
<th>Subject</th>
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</thead>
<tbody>
<tr>
<td>314-16-S</td>
<td>C1-2</td>
<td>3</td>
<td>M C Oil Group, Inc</td>
<td>43rd Real Estate, Inc.</td>
<td>4300 S. State Street</td>
<td>Application for a special use to allow two new gas pumps and a new building located on an existing lot which contains an existing</td>
</tr>
</tbody>
</table>
four pump gas station.

Application approved 4-1 via voice vote; yays – Sercye, Flores, O'Grady and Toia; nays – Williams.

315-16-Z
APPLICANT: Zaid Alsikafi
OWNER: Same as applicant
PREMISES AFFECTED: 1427 N. State Parkway
SUBJECT: Application for variations to reduce the rear setback from the required 36.4' to 2', the north setback from 2' to zero, the south setback from 2' to 1' and the combined side setback from 5' to 1' for an open bridge to access the garage roof deck that shall also contain the relocated rear yard open space.

Application approved 5-0 via voice vote; yays – Sercye, Flores O'Grady, Toia and Williams.

316-16-S
APPLICANT: Glory Beauty Salon Unisex
OWNER: Belmont and Cicero, LLC
PREMISES AFFECTED: 3207 N. Cicero Avenue
SUBJECT: Application for a special use to permit the establishment of a hair salon.

Application approved 5-0 via voice vote; yays – Sercye, Flores O'Grady, Toia and Williams.

317-16-Z
APPLICANT: Scalise Construction Inc.
OWNER: Rosario Scalise
PREMISES AFFECTED: 1416 W. 31st Street
SUBJECT: Application for a variation to reduce the rear setback from the required 28' to 23', the north setback from 2.8' to 2'(with a south setback of 6') for a proposed single family residence with an attached two-car garage.

Application approved 5-0 via voice vote; yays – Sercye, Flores O'Grady, Toia and Williams.

318-16-S
APPLICANT: Kontagious Personalities
OWNER: Gualy, Inc. DBA Pioneer Property
PREMISES AFFECTED: 5943 W. Madison Street
SUBJECT: Application for a special use to permit the establishment of a beauty salon.

Application approved 5-0 via voice vote; yays – Sercye, Flores O'Grady, Toia and Williams.

319-16-S
APPLICANT: Raina Torrence LLC
OWNER: Lariba Group, LLC
PREMISES AFFECTED: 10351 S. Torrence Avenue
**SUBJECT:** Application for a special use to permit the establishment of a one-lane drive-through facility to serve a fast food restaurant.  
*Application approved 4-0 via voice vote; yays – Sercye, Flores O’Grady, and Williams (Toia recused).*

### 320-16-Z

**ZONING DISTRICT:** M1-1  
**WARD:** 10

**APPLICANT:** Raina Torrence, LLC  
**OWNER:** Lariba Group, LLC  
**PREMISES AFFECTED:** 10351 S. Torrence Avenue

**SUBJECT:** Application for a variation to reduce the required front setback from 20.0' to 10.25' for a one-story restaurant building with a one lane drive-through.  
*Application approved 4-0 via voice vote; yays – Sercye, Flores O’Grady, and Williams (Toia recused).*

### 321-16-Z

**ZONING DISTRICT:** B2-3  
**WARD:** 32

**APPLICANT:** 2709 Ashland, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2711 N. Ashland Avenue

**SUBJECT:** Application for variations to reduce the rear setback from the required 30' to 22'-6" for an open stair to access the rooftop deck on the proposed six car garage and to increase the area of an accessory building by no more than 10% of the 933 allowable square feet to 975 square feet.  
*Application approved 5-0 via voice vote; yays – Sercye, Flores O’Grady, Toia and Williams.*

### 322-16-Z

**ZONING DISTRICT:** B2-3  
**WARD:** 32

**APPLICANT:** 2709 Ashland, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2717 N. Ashland Avenue

**SUBJECT:** Application variations to reduce the rear setback from the required 30' to 22'-6" for an open stair to access the rooftop deck on the proposed six car garage and to increase the area of an accessory building by no more than 10% of the 933 allowable square feet to 975 square feet.  
*Application approved 5-0 via voice vote; yays – Sercye, Flores O’Grady, Toia and Williams.*

### 323-16-Z

**ZONING DISTRICT:** B2-3  
**WARD:** 32

**APPLICANT:** 2709 Ashland, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2721 N. Ashland Avenue

**SUBJECT:** Application for variations to permit the establishment of reduce the rear setback from the required 30' to 19'-6" for an open stair to access the rooftop deck on the proposed six car garage and to increase the area of an accessory building by no more than 10% of the 933 allowable square feet to 975 square feet.  
*Application approved 5-0 via voice vote; yays – Sercye, Flores O’Grady, Toia and Williams.*
O’Grady, Toia and Williams.

324-16-Z
APPLICANT: 2709 Ashland, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2725 N. Ashland Avenue
SUBJECT: Application for variations to reduce the rear setback from the required 30' to 22.5' for an open stair to access the rooftop deck on the proposed six car garage and to increase the area of an accessory building by no more than 10% of the 933 allowable square feet to 975 square feet.
Application approved 5-0 via voice vote; yays – Sercye, Flores O’Grady, Toia and Williams.

325-16-Z
APPLICANT: 2709 Ashland LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2731 N. Ashland Avenue
SUBJECT: Application for variations to reduce the rear setback from the required 30' to 22.5' for an open stair to access the rooftop deck on the proposed six car garage and to increase the area of an accessory building by no more than 10% of the 972 allowable square feet to 975 square feet.
Application approved 5-0 via voice vote; yays – Sercye, Flores O’Grady, Toia and Williams.

326-16-Z
APPLICANT: 2709 Ashland, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2737 N. Ashland Avenue
SUBJECT: Application for variations to reduce the rear setback from the required 30' to 22.5' for an open stair to access the rooftop deck on the proposed six car garage and to increase the area of an accessory building by no more than 10% of the allowable 972 square feet to 975 square feet.
Application approved 5-0 via voice vote; yays – Sercye, Flores O’Grady, Toia and Williams.

327-16-Z
APPLICANT: 2709 Ashland, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2743 N. Ashland Avenue
SUBJECT: Application for variations to reduce the rear setback from the required 30' to 22.5' for an open stair to access the rooftop deck on the proposed six car garage and to increase the area of an accessory building by no more than 10% of the allowable 972 square feet to 975 square feet.
Application approved 5-0 via voice vote; yays – Sercye, Flores O’Grady, Toia and Williams.
328-16-Z
APPLICANT: 2709 Ashland, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2745 N. Ashland Avenue
SUBJECT: Application for variations to reduce the rear setback from the required 30' to 22.5' for an open stair to access the rooftop deck on the proposed three-car garage and to increase the area of an accessory building by no more than 10% of the allowable 480 square feet to 493 square feet.

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

329-16-Z
APPLICANT: 933 Belle Plaine, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 931-33 W. Belle Plaine Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 39.81' to 25' for a proposed four-story, seventeen-dwelling unit building with required parking located on the ground floor and at the rear of the building with front drive access.

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

330-16-Z
APPLICANT: Chi San Ng
OWNER: Same as applicant
PREMISES AFFECTED: 4321-25 S. Albany Avenue
SUBJECT: Application for variations to reduce the north setback from the required 2.0' to 1.5' (south will remain at 0.8'), the combined side setback from the required 5' to 2.3' to allow for the sub-division of an existing zoning lot. 4321 S. Albany will be improved with a proposed single family residence. The existing two-story single family residence at 4325 S. Albany will remain.

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

331-16-Z
APPLICANT: 2635 W. Homer, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2635 W. Homer Street
SUBJECT: Application for a variation to reduce the rear setback from the required 35' to 2.58', the west setback from 2' to zero (east setback shall be 2'), total combined side setback from 4.8' to 2' for an open stair to access a garage rooftop deck on a proposed two-car garage.

Application approved 5-0 via voice vote; yays – Sercye, Flores O’Grady, Toia and Williams.
332-16-Z  ZONING DISTRICT: RS-3  WARD: 1
APPLICANT: 2658 W. Homer, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2658 W. Homer Street
SUBJECT: Application for a variation to allow direct access to off-street parking for a parcel which alley access is prevented by a utility pole and or other public appurtenance on a lot which contains an existing two-story front building and an existing three-story one-dwelling unit rear building which the ground floor is being converted to a three-car garage.
Application approved 5-0 via voice vote; yays – Sercye, Flores O’Grady, Toia and Williams.

333-16-Z  ZONING DISTRICT: RS-3  WARD: 26
APPLICANT: Keeper Property Holdings, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 600 N. Leavitt Street
SUBJECT: Application for a variation to reduce the rear setback from the required 34.75' to 22' for an open stair to access a garage roof top deck.
Application approved 5-0 via voice vote; yays – Sercye, Flores O’Grady, Toia and Williams.

334-16-S  ZONING DISTRICT: B3-3  WARD: 4
APPLICANT: Norflo Holdings Corporation
OWNER: Norman Bolden
PREMISES AFFECTED: 916-18 E. 43rd Street
SUBJECT: Application for a special use to permit the establishment of a required off-site parking lot with twenty-eight parking spaces to serve the proposed medium venue live theater with two-hundred and ninety-nine seats located at 930 E. 43rd Street. Two parking spaces will be located on-site of the theater.
Application approved 4-1 via voice vote; yays – Sercye, Flores O’Grady, Toia; nays – Williams.

335-16-Z  ZONING DISTRICT: RS-3  WARD: 32
APPLICANT: Denny Development
OWNER: Same as applicant
PREMISES AFFECTED: 2030 W. Fletcher Street
SUBJECT: Application for a variation to reduce the rear setback from the required 35' to 3.25', the west setback from 2.48' to 0.5' (east to be 3.33') and the total combined side setback from 6.2' to 3.83', for an open stair to access a garage roof deck on a proposed two-car garage.
Application approved 5-0 via voice vote; yays – Sercye, Flores O’Grady, Toia and Williams.
336-16-S
APPLICANT: Romastro, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 6154 N. Milwaukee Avenue
SUBJECT: Application for a special use to permit the establishment of an outdoor patio with canopy on the second floor of an existing one and two-story building.
Application approved 4-0 via voice vote; yays – Sercye, Flores O’Grady, and Williams (Toia recused).

337-16-S
APPLICANT: Rosemoor Suites, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1622 W. Jackson Boulevard
SUBJECT: Application for a special use to permit the establishment of a one-hundred and eighteen room hotel.
Application approved 5-0 via voice vote; yays – Sercye, Flores O’Grady, Toia and Williams.

338-16-S
APPLICANT: Meraki Room Chicago
OWNER: Chic Ventures, LLC
PREMISES AFFECTED: 2028 W. Division Street
SUBJECT: Application for a special use to permit the establishment of a beauty salon.
Application approved 5-0 via voice vote; yays – Sercye, Flores O’Grady, Toia and Williams.

339-16-S
APPLICANT: POGN, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 216 S. Green Street
SUBJECT: Application for a special use to permit the establishment of residential use below second floor for a proposed six-story, eight-dwelling unit building with eight parking spaces located on the ground level with alley access.
Application approved 5-0 via voice vote; yays – Sercye, Flores O’Grady, Toia and Williams.

340-16-Z
APPLICANT: POGN, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 216 S. Green Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30’ to zero and the rear encroachment feature setback from 2’ to zero for a proposed six-story, eight dwelling unit building with eight parking spaces located on the ground level with alley
Application approved 5-0 via voice vote; yays – Sercye, Flores O’Grady, Toia and Williams.

341-16-S
APPLICANT: POGN, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 220 S. Green Street
SUBJECT: Application for a special use to permit the establishment of residential use below the second floor for a proposed six-story, eight-dwelling unit building with eight parking spaces located on the ground floor with alley access.

342-16-Z
APPLICANT: POGN, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 220 S. Green Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero and the rear encroachment feature setback from 2' to zero for a proposed six-story, eight-dwelling unit building with eight parking spaces located on the ground level with alley access.

343-16-S
APPLICANT: POGN, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 226 S. Green Street
SUBJECT: Application for a special use to permit the establishment of residential use below the second floor for a proposed six-story, eight-dwelling unit building with eight parking spaces located on the ground floor with alley access.

344-16-Z
APPLICANT: POGN, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 226 S. Green Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero and the rear encroachment feature setback from 2' to zero for a six-story, eight dwelling unit building with eight parking spaces located on the ground floor with alley access.
345-16-S
APPLICANT: POGN, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 232 S. Green Street
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed six-story, eight-dwelling unit building with eight parking spaces located on the ground level with alley access.
Application approved 5-0 via voice vote; yays – Sercye, Flores O’Grady, Toia and Williams.

346-16-Z
APPLICANT: POGN, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 232 S. Green Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero and the rear encroachment feature setback from 2' to zero for a proposed six-story, eight-dwelling unit building with eight ground parking spaces located on the ground floor with alley access.
Application approved 5-0 via voice vote; yays – Sercye, Flores O’Grady, Toia and Williams.

347-16-S
APPLICANT: POGN, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 236 S. Green Street
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed six-story, eight dwelling unit building with eight parking spaces located on the ground floor with alley access.
Application approved 5-0 via voice vote; yays – Sercye, Flores O’Grady, Toia and Williams.

348-16-Z
APPLICANT: POGN, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 236 S. Green Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero and the rear encroachment feature setback from 2' to zero for a proposed six-story, eight dwelling unit building with eight parking spaces located on the ground floor with alley access.
Application approved 5-0 via voice vote; yays – Sercye, Flores O’Grady, Toia and Williams.
349-16-Z  
**APPLICANT:** Mirek Dobrowolski  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3104 N. Kimball Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 37.9' to 21.4' for an open stair with a connecting bridge to access a proposed rooftop deck on the existing detached six-car garage.  
**Application approved 4-0 via voice vote; yays – Flores, O’Grady, Toia and Williams (Sercye absent).**

350-16-Z  
**APPLICANT:** Lisa Weinstein & Edward Andrews  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1042 W. Diversey Parkway  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 37.35' to 6.46', the west setback from 2.0' to 1.64', (east will be 2.17'), the total combined side setback from 5.0' to 3.81' for an open stair to access a proposed roof top deck on the existing detached two-car garage.  
**Application approved 5-0 via voice vote; yays – Sercye, Flores O’Grady, Toia and Williams.**

351-16-Z  
**APPLICANT:** David and Therese Stoeck  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 10340 S. Millard Avenue  
**SUBJECT:** Application for a variation to reduce the required average front setback from 27.74' to 21.0' for a proposed two-story single family residence with an attached two-car garage accessed from a proposed driveway off of S. Millard Avenue.  
**Application approved 5-0 via voice vote; yays – Sercye, Flores O’Grady, Toia and Williams.**

**CONTINUANCES**

463-15-S  
**APPLICANT:** Tri City Foods of Illinois, Inc./DBA Burger King  
**OWNER:** Restaurant Brands International, Inc.  
**PREMISES AFFECTED:** 3953 West Chicago Avenue  
**SUBJECT:** Application for a special use to re-establish a one-story restaurant with a drive-through lane.  
Withdrawn.

133-16-Z  
**APPLICANT:** Oxford 1, LLC
OWNER:  Same as applicant
PREMISES AFFECTED:  1421-25 W. Fullerton Avenue
SUBJECT:  Application for a variation to reduce the rear setback from 30’ to zero for a third floor addition and a fourth floor penthouse addition and two stair tower additions to an existing two-story bank building to be converted to eight dwelling units with eight parking spaces within the lower level.
Continued until October 21, 2016 at 2:00 PM.

203-16-S  ZONING DISTRICT:RM-5  WARD:43
APPLICANT:  2525 Partners, LLC
OWNER:  Same as applicant
PREMISES AFFECTED:  2525 N. Orchard Street, 1st Floor
SUBJECT:  Application for a special use to permit the establishment of a vacation rental.
Application approved 4-1 subject to conditions stated on the record via voice vote; yays – Sercye, Flores O’Grady, and Williams; nays – Toia.

204-16-S  ZONING DISTRICT:RM-5  WARD:43
APPLICANT:  2525 Partners, LLC
OWNER:  Same as applicant
PREMISES AFFECTED:  2525 N. Orchard Street, 2nd Floor
SUBJECT:  Application for a special use to permit the establishment of a vacation rental.
Application approved 4-1 subject to conditions stated on the record via voice vote; yays – Sercye, Flores O’Grady, and Williams; nays – Toia.

205-16-S  ZONING DISTRICT:RM-5  WARD:43
APPLICANT:  2525 Partners, LLC
OWNER:  Same as applicant
PREMISES AFFECTED:  2525 N. Orchard Street, 3rd Floor
SUBJECT:  Application for a special use to permit the establishment of a vacation rental.
Application approved 4-1 subject to conditions stated on the record via voice vote; yays – Sercye, Flores O’Grady, and Williams; nays – Toia.

214-16-S  ZONING DISTRICT:C2-2  WARD:27
APPLICANT:  Matthew Sinzley and Collin Walker
OWNER:  Same as applicant
PREMISES AFFECTED:  517 N. Racine Avenue, Unit 1
SUBJECT:  Application for a special use to permit the establishment of a business live/work unit, on the first floor of an existing four-story building.
Continued until October 21, 2016 at 2:00 PM.
ZONING DISTRICT: B3-3  WARD: 1

APPLICANT: West Town Jewelry & Loan, LLC
OWNER: 2059 W. Chicago, LLC
PREMISES AFFECTED: 2059 W. Chicago Avenue
SUBJECT: Application for a special use to permit the establishment of a pawn shop.

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

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 O’Grady. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams. Meeting went into closed session at 6:37 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 7:15 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 written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of June 17, 2016 with the exception of Board Cal. No. 119-16-Z, made by the Chairman. Second by O’Grady. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

Motion to adjourn made by the Chairman. Second by Flores. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams. Meeting adjourned at 7:24 PM.