CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- March 18, 2016
121 N. LaSalle Street- Room 200

PHYSICALLY PRESENT FOR ALL PORTIONS

Blake Sercye, Chairman
Sol Flores
Sam Toia
Amanda Williams

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, Toia and Williams). Flores arrived at 9:20 AM.

Motion to approve the minutes from the February 19, 2016 regular made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Toia and Williams.

Motion to approve the March 18, 2016 agenda made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Toia and Williams.

9:00 AM

Request for extension of a special use for Cal. No. 28-15-S 1501 N. Milwaukee Avenue. Motion to approve made by the Chairman. Second by Flores. Motion denied 3-0; yays – Sercye, Flores and Williams (Toia recused).

98-16-S
APPLICANT: JAB Merger
OWNER: MRR 227 North LLC
PREMISES AFFECTED: 1546-56 N. Weiland Street/ 227-233 W. North Avenue
SUBJECT: Application for a special use to reduce required residential parking from the required 60-spaces to 16-spaces to serve a proposed 6-story retail, 42 dwelling unit and 18 efficiency unit building. Continued until April 15, 2016 at 2:00 PM.

99-16-Z
APPLICANT: JAB Merger
OWNER: MRR 227 North LLC
PREMISES AFFECTED: 1546-56 N. Weiland Street/ 227-233 W. North Avenue
SUBJECT: Application for a variation to eliminate the one required loading berth for a six story 60 unit residential building (42 dwelling unit and 18 efficiency units) with 2,400 square feet of commercial space on the ground floor and 16 parking spaces. Continued until April 15, 2016 at 2:00 PM.
100-16-Z
APPLICANT: JAB Merger
OWNER: MRR 227 North LLC
PREMISES AFFECTED: 1546-56 N. Weiland Street/ 227-233 W. North Avenue
SUBJECT: Application for a variation to reduce the rear setback (for floors containing dwelling units) from 30’ to 15’ for a six-story 60-unit residential building (42 dwelling units and 18 efficiency units) with 2,400 square feet of commercial space on the ground floor and 16 parking spaces.
Continued until April 15, 2016 at 2:00 PM.

101-16-S
APPLICANT: Howard Brown Health Center, Inc.
OWNER: Wellington Avenue United Church of Christ
PREMISES AFFECTED: 615 W. Wellington Avenue
SUBJECT: Application for a special use to continue the operations of a community center which were previously granted.
Motion to approve made by the Chairman. Second by Toia.
Motion carried 4-0; yeas –Sercye, Flores, Toia and Williams.

102-16-Z
APPLICANT: 1945 Diversey, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1945-47 West Diversey Parkway
SUBJECT: Application for a variation to reduce the rear setback from 30’ to 0’ for a 4-story 7 dwelling unit residential building with one story attached seven-car garage, two open balconies on each floor at front facade, and two private residential roof decks on the attached garage.
Motion to approve made by the Chairman. Second by Toia.
Motion carried 4-0; yeas –Sercye, Flores, Toia and Williams.

103-16-S
APPLICANT: Chicago Title Land Trust ATUT #8002349794
OWNER: Chicago Title Land Trust, # 8002349794 and 01102
PREMISES AFFECTED: 4240-58 S. Wentworth Avenue/ 4241-59 S. Wells / 200-24 W. 43rd Street
SUBJECT: Application for a special use to expand an existing, eight-pump gas station with a one-story, 7,600 square foot retail and convenience building through the addition of a second, one-story, 6,100 square foot, retail and convenience building and a 6,450 square foot car wash.
Motion to approve made by the Chairman. Second by Toia.
Motion carried 4-0; yeas –Sercye, Flores, Toia and Williams.
104-16-Z
APPLICANT: Jenna Flores and Scott Fey
OWNER: Same as applicant
PREMISES AFFECTED: 2130 W. Pensacola Avenue
SUBJECT: Application for a variation to reduce the northwest side setback from 4.1' to 0.43', to reduce the northeast side setback from 4.1' to 2.5', to reduce the combined side setback from 10.26' to 2.93' and to reduce the rear setback from 35.03' to 1' for a proposed, two-story, single-family residence with a rear, attached, two-car garage with a rooftop deck, accessed via an open staircase exceeding 6' in height.

Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams.

105-16-A
APPLICANT: Javier Mendoza and Eleanor Ranney Mendoza
OWNER: Same as applicant
PREMISES AFFECTED: 1454 W. Henderson Street
SUBJECT: Application for an appeal from the decision of the office of the Zoning Administrator in refusing to permit a 986.567 square foot, third floor addition to an existing, three-story, two-unit building which currently exceeds the maximum allowed floor area square footage.

Motion to uphold the Zoning Administrator made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams.

106-16-Z
APPLICANT: PCM Real Estate Investments, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3315 N. Kenmore Avenue
SUBJECT: Application for a variation to reduce the rear setback from 37.09' to 21.17' and to allow the 200 square feet of rear yard open space to be provided on the rooftop deck proposed to be established on the existing, rear, detached, three-car garage which will be connected to the existing, three-story, three-unit building via a catwalk; the existing garage and three-story, three-unit building will remain otherwise unchanged.

Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams.
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<thead>
<tr>
<th>107-16-Z</th>
<th>ZONING DISTRICT: RM-5</th>
<th>WARD: 44</th>
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<tbody>
<tr>
<td>APPLICANT:</td>
<td>658 Melrose, LLC</td>
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<td>OWNER:</td>
<td>Same as applicant</td>
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<tr>
<td>PREMISES AFFECTED:</td>
<td>658 W. Melrose Street</td>
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<td>SUBJECT:</td>
<td>Application for a variation to reduce the rear setback from 34.83' to 12.43'; to reduce the west side setback from 2' to 0.33'; to reduce the east side setback from 2' to 1'; and, to reduce the combined side setback from 5' to 1.33' for a proposed, four-story, two-unit building with a rooftop deck and front, attached, two-car garage accessed directly from West Melrose Street.</td>
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<td>Continued until April 15, 2016 at 2:00 PM.</td>
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<td>PREMISES AFFECTED:</td>
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<tr>
<td>SUBJECT:</td>
<td>Application for a variation to increase the maximum allowed height of 45' by no more than 10% (4.5') for a proposed, four-story, two-unit building with a roof top deck and front, attached, two-car garage accessed directly from West Melrose Street.</td>
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<th>ZONING DISTRICT: RS-3</th>
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<tr>
<td>APPLICANT:</td>
<td>Patrick Meenan</td>
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<td>OWNER:</td>
<td>Same as applicant</td>
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<td>PREMISES AFFECTED:</td>
<td>3840 N. Hermitage Avenue</td>
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<td>SUBJECT:</td>
<td>Application for a variation to reduce the front setback from 17.4' to 7.67' for a proposed, covered, open, front porch to be added to an existing, two-story, single-family residence; the existing, rear, detached, two-car garage and residence will otherwise remain unchanged.</td>
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<td>Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams.</td>
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<th>110-16-S</th>
<th>ZONING DISTRICT: B3-1</th>
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<tr>
<td>APPLICANT:</td>
<td>Rich Damsel LLC</td>
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<td>OWNER:</td>
<td>Anastacia Salnas and Ascencion C. Salinas</td>
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<td>PREMISES AFFECTED:</td>
<td>2920 W. Irving Park Road</td>
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<td>SUBJECT:</td>
<td>Application for a special use to permit the establishment of a hair and nail salon.</td>
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<td>Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams.</td>
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111-16-Z
APPLICANT: David Berger
OWNER: Jerome and Karen S. Berger
PREMISES AFFECTED: 1621 W. Berteau Avenue
SUBJECT: Application for a variation to reduce the rear setback from 16.34' to 8.3'; to reduce the east side setback from 3.44' to 0'; and, to reduce the 225 square feet of rear yard open space to 175 square feet for the proposed sub-division of the existing, subject, 43' x 35' former portion of the subject zoning lot will be combined to an adjacent, 35' x 123.75' zoning lot, located at 4151 N. Paulina Street, resulting in the establishment of such as a 35' x 166.75' zoning lot.
Continued until April 15, 2016 at 9:00 AM.

112-16-Z
APPLICANT: David Berger
OWNER: Jerome and Karen S. Berger
PREMISES AFFECTED: 1621 W. Berteau Avenue
SUBJECT: Application for a variation to reduce the quantity of off-street vehicular parking spaces by no more than one for the proposed sub-division of the existing, subject, 43' x 93.7' zoning lot into a 43' x 58.7' zoning lot; this 43' x 35' former portion of the subject zoning lot will be combined to an adjacent, 35' x 123.75 zoning lot, located at 4151 N. Paulina Street, resulting in the establishment of such as 35' x 166.75' zoning lot.
Continued until April 15, 2016 at 2:00 PM.

113-16-S
APPLICANT: Jasmines Boutique, Inc.
OWNER: ATG Trust Company
PREMISES AFFECTED: 3905 W. Belmont Avenue
SUBJECT: Application for a special use to permit the establishment of a nail salon.
Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, Flores, Toia and Williams.

114-16-S
APPLICANT: Washington Family Values, Inc.
OWNER: TLRE, LLC
PREMISES AFFECTED: 5014 W. Madison Street
SUBJECT: Application for a special use to permit the establishment of a barber shop and beauty and nail salon.
Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, Flores, Toia and Williams.
115-16-S  
APPLICANT: Sung V. Pham  
OWNER: Eric Janssen (receiver)  
PREMISES AFFECTED: 3845 W. Roosevelt Road, 1st Floor  
SUBJECT: Application for a special use to permit the establishment of a nail salon.  
Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams.

116-16-S  
APPLICANT: Lloyd W. Holder  
OWNER: Bank Financial, FSB/Heaney Group, LLC  
PREMISES AFFECTED: 4314 W. Irving Park Road  
SUBJECT: Application for a special use to permit the establishment of a barber shop.  
Continued until May 20, 2016 at 2:00 PM.

117-16-Z  
APPLICANT: JoAnne Guillemette  
OWNER: Same as applicant  
PREMISES AFFECTED: 4537-39 S. Vincennes Avenue  
SUBJECT: Application for a variation to reduce the front setback from 14.77' to 12.23'; to reduce the north side setback from 2.62' to 0'; to reduce the south side setback from 2.62' to 0'; to reduce the combined side setback from 6.55' to 0'; and, to reduce the rear setback from 34.47' to 3.24' to legalize an existing 6.5' tall x 32.78' long, solid, wood fence, topped with a 1' section of decorative iron, along the front of the property; an existing 6' tall x 66' long, solid, wood fence, topped with a 1.5' section of lattice, along the south side of the property; and, an existing 6' tall x 27.78' long, solid, wood fence, topped with a 1.5' section of lattice, along the rear of the property, with a 7.5' tall x 5' long gate.  
Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams.

118-16-Z  
APPLICANT: Peter Chambers  
OWNER: Same as applicant  
PREMISES AFFECTED: 8423 W. Agatite Avenue  
SUBJECT: Application for a variation to reduce the west side setback from 7.8' to 3'; to reduce the combined side setback from 23.4' to 14'; and, to reduce the rear setback from 43.63' to 36.75' for two, one-story additions to an existing, single-family residence.  
Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams.
119-16-Z
APPLICANT: Sandeep Gupta
OWNER: Same as applicant
PREMISES AFFECTED: 2241 N. Cleveland Avenue
SUBJECT: 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 4.8’ to 0’ for a proposed, second floor, rear addition to an existing, two-story, single-family residence; and, to allow the 126 square feet of rear yard open space to be provided on the rooftop deck proposed to be established on the proposed, rear, detached, one-car garage which will be accessed via an open stair exceeding 6’ in height. Continued until April 15, 2016 at 2:00 PM.

120-16-S
APPLICANT: White Castle System, Inc.
OWNER: Chicago Title Land Trust. No. 121184
PREMISES AFFECTED: 2140 S. Wabash Avenue
SUBJECT: Application for a special use to permit the establishment of a drive-through facility to serve a one-story restaurant. Motion to approve made by the Chairman. Second by Flores. Motion carried 3-0; yeas – Sercye, Flores, and Williams (Toia recused).

121-16-Z
APPLICANT: Anup Bhattarai
OWNER: Same as applicant
PREMISES AFFECTED: 2128 N. Maplewood Avenue
SUBJECT: Application for a variation to increase the pre-existing floor area of 2,887.6 square feet by no more than 15% (355 square feet) for a proposed, third floor, dormer addition to an existing, two-story, two-unit building; the rear, detached two-car garage will remain unchanged. Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams.

122-16-Z
APPLICANT: Anup Bhattarai
OWNER: Same as applicant
PREMISES AFFECTED: 2128 N. Maplewood Avenue
SUBJECT: Application for a variation to reduce the front setback from 16.4’ to 8.33’ and to reduce the north side setback from 2’ to 0.97’ for a proposed, third floor, dormer addition to an existing, two-story, two-unit building; the rear, detached two-car garage will remain unchanged. Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams.
123-16-Z
APPLICANT: Anup Bhattarai
OWNER: Same as applicant
PREMISES AFFECTED: 2128 N. Maplewood Avenue
SUBJECT: Application for a variation to increase the pre-existing height of 30' by no more than 10% (3') for a proposed, third floor, dormer addition to an existing, two-story, two-unit building; the rear, detach two-car garage will remain unchanged.
Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams.

124-16-S
APPLICANT: Adrian Sanchez/DBA Prefer Valet Parking Service, Inc.
OWNER: Tony Sanchez
PREMISES AFFECTED: 2814-38 West 26th Street
SUBJECT: Application for a special use to permit the establishment of a non-accessory parking lot.
Continued until April 15, 2016 at 2:00 PM.

125-16-S
APPLICANT: Sahan Motherland
OWNER: 5228 S. Blackstone, LLC
PREMISES AFFECTED: 1424-1428 E. 53rd Street
SUBJECT: Application for a special use to permit the establishment of a beauty and nail salon.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Toia and Williams.

126-16-S
APPLICANT: Jarla, LLC
OWNER: Same as the applicant
PREMISES AFFECTED: 1823-56 W. Webster Avenue/ 2134 N. Wood Street
SUBJECT: Application for a special use to permit the establishment of an outdoor, rooftop patio.
Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams.

The Chairman moved to recess at 12:40 PM. Second by Williams. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams.

The Board reconvened at 2:10 PM. The Chairman undertook a roll call to establish the presence of a quorum. The hearings commenced with three members present (Sercye, Toia and Williams). Flores arrived at 2:13 PM.
127-16-Z
APPLICANT: B&N Builders Eddy, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1165 W. Eddy Street
SUBJECT: Application for a variation to reduce the rear setback from 37.5' to 21.5' and to allow the 406 square feet of rear yard open space to be provided on the rooftop deck proposed to be established on the existing, rear, detached, six-car garage which will be connected to the existing, garage and residence will remain otherwise unchanged. Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams.

128-16-Z
APPLICANT: BAS 3 Development LLC
OWNER: BAS 3 Development LLC and Robert Birkmeyer
PREMISES AFFECTED: 2915-23 W. Armitage Avenue/ 1945-51 N. Richmond Street
SUBJECT: Application for a variation to reduce the front yard setback from 10' to zero off North Richmond Street, to reduce the north side setback from 2' to zero (south side yard to be 4'), to reduce the combined side yard setback from 5' to 4', and to reduce the rear setback from 30' to zero in order to allow a proposed 4-story building with office space on the ground floor and 34 on-site indoor parking spaces and 33 dwelling units above the first floor. Motion to approve made by the Chairman. Second by Toia. Motion carried 3-1; yeas – Sercye, Flores, and Toia; nays – Williams.

129-16-Z
APPLICANT: 1929 Erie, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1929 W. Erie Street
SUBJECT: Application for a variation to reduce the rear setback from 34.02' to 20.17' and to allow the 225 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, two-story, single-family residence via a catwalk; the existing garage and residence will remain otherwise unchanged. Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams.
130-16-Z
APPLICANT: 1736 Erie, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1736 W. Erie Street
SUBJECT: Application for a variation to reduce the rear setback from 34.1’ to 22’ and to allow the 225 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, to the existing, two-story, single-family residence via a catwalk; the existing garage and residence will remain otherwise unchanged.

Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, Flores, Toia and Williams.

131-16-Z
APPLICANT: 1939 W. Ohio, LLC
OWNER: Same as the applicant
PREMISES AFFECTED: 1939 W. Ohio Street
SUBJECT: Application for a variation to reduce the rear setback from 26.6’ to 22.33’ and to allow the 225 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, two-story, single-family residence via a catwalk; the existing garage and residence will remain otherwise unchanged.

Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, Flores, Toia and Williams.

132-16-Z
APPLICANT: Michael Mintle
OWNER: Same as applicant
PREMISES AFFECTED: 2827 S. Eleanor Street
SUBJECT: Application for a variation to reduce the front setback from 12.7’ to 6’, the rear setback from 30.26’ to 22’ for a proposed 2-story single-family residence with a rear attached open deck and stair leading to a proposed rooftop deck over a proposed rear detached private garage.

Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, Flores, Toia and Williams.

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 May 20, 2016 at 2:00 PM.
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<td>134-16-S</td>
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**APPLICANT:** Western Adams LLC
**OWNER:**
**PREMISES AFFECTED:** 133-53 S. Western Avenue
**SUBJECT:** Application for a special use to permit the establishment of a one drive-through to serve a one-story restaurant.
*Motion to approve made by the Chairman. Second by Flores. Motion carried 2-0; yeas –Sercye, Flores, and Williams (Toia recused).*

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**APPLICANT:** Ignite Network, Inc.
**OWNER:** 3333 Elston Building, LLC & FRA Elston Venture, LLC
**PREMISES AFFECTED:** 3341 N. Elston Avenue
**SUBJECT:** Application for a variation to permit the establishment of a public place of amusement license for a proposed amusement arcade within 125' of a RS-3, Residential Single-Unit (Detached House) District.
*Motion to approve subject to the conditions stated on the record made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, Flores, Toia and Williams.*

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<td>136-16-S</td>
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**APPLICANT:** Wonder Montessori School
**OWNER:** Peter and Gwen Ku
**PREMISES AFFECTED:** 5624-38 N. Pulaski Road
**SUBJECT:** Application for a special use to permit the establishment of an elementary school.
*Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, Flores, Toia and Williams.*

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**APPLICANT:** Wonder Montessori School
**OWNER:** Peter and Gwen Ku
**PREMISES AFFECTED:** 5624-28 N. Pulaski Road
**SUBJECT:** Application for a special use to permit the establishment of three, off-site, required, accessory parking spaces, within a proposed, nine-space, parking lot, to serve an existing daycare facility located at 5644-48 N. Pulaski Road.
*Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, Flores, Toia and Williams.*
138-16-S
APPLICANT: 317-321 W. Evergreen Acquisitions, LLC
OWNER: Chicago Transit Authority
PREMISES AFFECTED: 315 W. Evergreen
SUBJECT: Application for a special use to permit the establishment of eight required off-site parking spaces that will serve a proposed residential building at 317 W. Evergreen.
Continued until May 20, 2016 at 2:00 PM.

139-16-Z
APPLICANT: 317-21 W. Evergreen Acquisitions, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 317 W. Evergreen
SUBJECT: Application for a variation to reduce the west setback from 5' to 4.13' for a required total combined side setback with neither less than 5' within a (6.05' east setback) and to reduce the rear setback from 45' to 21.59' for a proposed four-story, fifteen dwelling unit building with seven on-site parking spaces.
Continued until May 20, 2016 at 2:00 PM.

140-16-S
APPLICANT: Chicago America Real Estate LLC
OWNER: Same as applicant
PREMISES AFFECTED: 251-69 West Cermak Road
SUBJECT: Application for a special use to allow a revision to the existing special use for a proposed restaurant/café with the existing retail space on the ground floor of the existing hotel.
Motion to approve made by the Chairman. Second by Flores. Motion carried 3-0; yeas –Sercye, Flores and Williams (Toia recused).

141-16-Z
APPLICANT: 1615 Burling LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1615-27 N. Burling Street
SUBJECT: Application for a variation to reduce the rear setback from required 36'-0" to 8" for a proposed attached garage exceeding the maximum 60% of occupied space for a new four story 15 dwelling unit residential building.
Continued until May 20, 2016 at 2:00 PM.
142-16-Z  
APPLICANT: 1615 Burling LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 1615-27 N. Burling Street  
SUBJECT: Application for a variation to increase the 2,592 square foot area within the rear setback (representing a maximum of 60% of said rear setback), which may be occupied by an accessory building, by no more than 10% (259.2 square feet) to 2,851.2 square feet for a proposed, rear, 16 spaces garage with a roof top deck attached to a proposed four-story, fifteen unit residential building.  
Continued until May 20, 2016 at 2:00 PM.

143-16-S  
APPLICANT: Tony Nguyen  
OWNER: 1555 West School LLC  
PREMISES AFFECTED: 3259 N. Ashland Avenue  
SUBJECT: Application for a special use to permit the establishment of a nail salon.  
Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, Flores, Toia and Williams.

144-16-S  
APPLICANT: Maria D. Medina  
OWNER: Gino Bartucci  
PREMISES AFFECTED: 3432 N. Harlem Avenue  
SUBJECT: Application for a special use to permit the establishment of a beauty salon.  
Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, Flores, Toia and Williams.

145-16-S  
APPLICANT: New Hope Bible Church  
OWNER: Same as applicant  
PREMISES AFFECTED: 1801-11 N. Kostner Avenue  
SUBJECT: Application for a special use to permit the establishment of a religious assembly with an accessory community room to be located at 1801-11 North Kostner Avenue.  
Continued until May 20, 2016 at 2:00 PM.

CONTINUANCES

347-15-S  
APPLICANT: Elias Abuelizam  
OWNER: Same as applicant  
PREMISES AFFECTED: 654-58 E. 67th Street  
SUBJECT: Application for a special use to expand an existing retail store for the sale of liquor as a packaged good.  
Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, Flores, Toia and Williams.
369-15-Z  
APPLICANT: Sunnyside Property Holdings, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 828-38 W. Sunnyside Avenue  
SUBJECT: Application for a variation to reduce the front setback from 18.27" to 0" for a proposed driveway to allow for access to trash receptacle storage area for a multi-unit, residential building lacking access to an improved alley.  
Dismissed for want of prosecution.

38-16-S  
APPLICANT: Mark Twain Hotel, Inc.  
OWNER: Same as applicant  
PREMISES AFFECTED: 101-13 W. Division Street  
SUBJECT: Application for a special use to establish a five-story, 151-room hotel with ground floor commercial space.  
Continued until April 15, 2016 at 2:00 PM.

397-15-S  
APPLICANT: Man De Investment Company  
OWNER: Kin Kuong Chong  
PREMISES AFFECTED: 2010-20 S. Archer Avenue  
SUBJECT: Application for a special use to establish a five-story, 60-room hotel.  
Withdrawn.

54-16-S  
APPLICANT: McDonald’s USA, LLC  
OWNER: Franchise Realty Investment Trust - IL  
PREMISES AFFECTED: 4704 S. Cicero Avenue  
SUBJECT: Application for a special use to renovate and expand an existing, one-story restaurant and establish a second drive-through lane.  
Motion to approve made by the Chairman. Second by Flores. Motion carried 3-0; yeas – Sercye, Flores and Williams (Toia recused).

65-16-S  
APPLICANT: Mike Slobodan Pavlovic  
OWNER: Same as applicant  
PREMISES AFFECTED 3949 N. Whipple Street  
SUBJECT: Application for a special use to expand an existing tavern.  
Continued until May 20, 2016 at 2:00 PM.
APPLICANT: Steven L. and Marilynn Parker
OWNER: Same as applicant
PREMISES AFFECTED: 3654 S. Giles Avenue
SUBJECT: Application for a variation to reduce the north side setback from 2.73’ to 1.34; to reduce the combined side setback from 6.82’ to 1.38’; and, to reduce the front obstruction setback from 20’ to 11.25’ for a proposed, two-story, northside addition to an existing, two-story, single-family residence; said addition will also include a front, attached, one-car garage, accessed directly from South Giles Avenue, with a rooftop deck.

Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, Flores, Toia and Williams.

APPLICANT: Ceres Acquisitions, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1747 W. Wallen Avenue
SUBJECT: Application for a variation to allow for the establishment of a fourth residential unit on a lot whose area of 3,750 square feet is no less than 90% of the required 4,000 square feet for an existing, three-story, three-unit building to be increased to a four-unit building.

Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, Flores, Toia and Williams.

APPLICANT: PNC Series, LLC B 1036 W. Wellington
OWNER: Same as applicant
PREMISES AFFECTED: 1036 W. Wellington Avenue
SUBJECT: Application for a variation to reduce the rear setback from 35’ to 22' and to allow the 225 square feet of rear yard open space to be provided on the rooftop deck proposed to be established on the proposed, rear, detached, two-car garage which will be accessed via an open stair exceeding 6’ in height which will be connected to a proposed, two-story, single-family residence.

Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, Flores, Toia and Williams.
82-16-Z
APPLICANT: PNC Series, LLC B 1034 W. Wellington
OWNER: Same as applicant
PREMISES AFFECTED: 3004 N. Kenmore Avenue
SUBJECT: Application for a variation to reduce the rear setback from 35' to 22' and to allow the 225 square feet of rear yard open space to be provided on the rooftop deck proposed to be established on the proposed, rear, detached, two-car garage which will be accessed via an open stair exceeding 6' in height which will be connected to a proposed, two-story, single-family residence.

Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams.

499-15-Z
APPLICANT: Susan Lee and John Robert Hollender
OWNER: Same as applicant
PREMISES AFFECTED: 4508 N. Damen Avenue
SUBJECT: Application for a variation to reduce the front setback from 32.97' to 24.57'; to reduce the rear setback from 38.78' to 21.52'; to reduce the north side setback from 3.21' to 2.14'; and, to reduce the combined side setback from 8.03' to 6.16 for a proposed, second floor, duplex-up addition into the existing attic of a two-story, two-unit building, to add a rear, three-story, open porch and an open, side stairwell, providing access to a basement which will become a duplex-down unit from the existing first floor unit; a front, attached, three-car garage that is accessed directly from North Damen Avenue will also be provided.
Continued until April 15, 2016 at 2:00 PM.

500-15-Z
APPLICANT: Susan Lee and John Robert Hollender
OWNER: Same as applicant
PREMISES AFFECTED: 4508 N. Damen Avenue
SUBJECT: Application for a variation to increase the pre-existing height of 35.75' by no more than 10% (2.83') for a proposed, second floor, duplex-up addition into the existing attic of a two-story, two-unit building, to add a rear, three-story, open porch and an open, side stairwell, providing access to a basement which will become a duplex-down unit from the existing first floor unit; a front, attached, three-car garage that is accessed directly from North Damen Avenue will also be provided.
Continued until April 15, 2016 at 2:00 Pm.
18-16-Z
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.

Motion to approve made by the Chairman. Second by Flores. Motion split 2-2; yeas – Sercye and Flores; Toia and Williams. Matter continued for absent board member to vote as required by Melrose Park Nat. Bank v. Zoning Board of Appeals of the City of Chicago, 97 Ill.App.3d 56 (1st Dist. 1979).

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 Williams. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams. Meeting went into closed session at 7:00 PM.

Motion to return to open session for voting made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams. Meeting returned to open session at 7:40 PM.

Motion to defer discussion and approval of an update to the Board’s Rules of Procedure made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams.

Motion to approve written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of February 19, 2016 with the exception of Cal. Nos. 433-15-S, 434-15-Z, and 435-15-Z, made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, O’Grady, Toia and Williams.

Motion to adjourn made by the Chairman. Second by Flores. Motion carried 4-0; yeas – Sercye, O’Grady, Toia and Williams. Meeting adjourned at 7:50 PM.