PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

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

Chairman Sercye called the meeting to order at 9:20 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with three members present (Sercye, Toia and Williams). Flores and O’Grady arrived at 9:25 AM.

Motion to approve the minutes from the October 21, 2016 regular meeting made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Toia and Williams.

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

9:00 A.M.

<table>
<thead>
<tr>
<th>File No.</th>
<th>ZONING DISTRICT</th>
<th>WARD</th>
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</thead>
<tbody>
<tr>
<td>522-16-S</td>
<td>B3-3</td>
<td>40</td>
</tr>
<tr>
<td>APPLICANT:</td>
<td>Sandra Plasencia Casanova</td>
<td></td>
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<tr>
<td>OWNER:</td>
<td>Nik Turik</td>
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<tr>
<td>PREMISES AFFECTED:</td>
<td>2417 W. Lawrence Avenue</td>
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<tr>
<td>SUBJECT:</td>
<td>Application for a special use to permit the establishment of a body art service facility. Application approved by voice vote. 4-0; yeas – Flores, O’Grady, Toia and Williams (Sercye absent).</td>
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</tbody>
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| 523-16-S | ZONING DISTRICT: B3-2  | WARD: 25 |
| APPLICANT: | 1831 S. Racine Investors, LLC |
| OWNER: | Same as applicant |
| PREMISES AFFECTED: | 1829-31 S. Racine Avenue |
| SUBJECT: | Application for a special use to permit the establishment of a residential use below the second floor of an existing three-story community center to be converted to ten dwelling units with off-site parking. Application approved by voice vote. 4-0; yeas – Flores, O’Grady, Toia and Williams (Sercye absent). |

| 524-16-S | ZONING DISTRICT: RT-4  | WARD: 25 |

1
APPLICANT: 1831 S. Racine Investors, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1166 W. 19th Street (rear)
SUBJECT: Application for a special use to permit the establishment of an off-site parking lot with thirteen parking spaces to serve a proposed residential building located at 1829-31 S. Racine Avenue.
Application approved by voice vote. 4-0; yeas – Flores, O'Grady, Toia and Williams (Sercye absent).

525-16-Z
APPLICANT: 1831 S. Racine Investors, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1166 W. 19th Street (rear)
SUBJECT: Application for a variation to permit the establishment of reduce the east setback from the required 2.66' to zero for an off-site parking lot with 13 spaces to serve the proposed ten dwelling unit building located at 1829-31 S. Racine.
Application approved by voice vote. 4-0; yeas – Flores, O’Grady, Toia and Williams (Sercye absent).

526-16-Z
APPLICANT: Patrick McGarrity
OWNER: Same as applicant
PREMISES AFFECTED: 2761 W. Wilson Avenue
SUBJECT: Application for a variation to reduce the minimum east setback from the required 4' to 3.01', the west setback from 4.0' to 2.99', the combined side setback from 9' to 6.' and the rear setback from 31.89' to 24.4' for a proposed second floor addition on an existing one car attached garage.
Application approved by voice vote. 4-0; yeas – Flores, O’Grady, Toia and Williams (Sercye absent).

527-16-Z
APPLICANT: Patrick McGarrity
OWNER: Same as applicant
PREMISES AFFECTED: 2761 W. Wilson Avenue
SUBJECT: Application for a variation to increase the maximum floor area ratio from 0.65 to no more than 0.75 for a proposed second floor addition to an existing two-story single family residence with an existing one car attached garage.
Application approved by voice vote. 4-0; yeas – Flores, O’Grady, Toia and Williams (Sercye absent).

528-16-Z
APPLICANT: Patrick McGarrity
OWNER: Same as applicant
PREMISES AFFECTED: 2761 W. Wilson Avenue
SUBJECT: Application for a variation to increase the maximum floor area ratio from 0.65 to no more than 0.75 for a proposed second floor addition to an existing two-story single family residence with an existing one car attached garage.
Application approved by voice vote. 4-0; yeas – Flores, O’Grady, Toia and Williams (Sercye absent).
APPLICANT: Suburban Bank and Trust # 74-4006
OWNER: Dynasty Holdings
PREMISES AFFECTED: 11753 S. Vincennes Avenue
SUBJECT: Application for a variation to reduce the south setback from the required 4' to 2.28', north setback from 4' to 3.9', the combined side setback combination from 8' to 6.18' for a proposed second floor addition and a rear one-story addition to the existing single family residence. An open stair to the first floor and open stair to the basement on the north side will also be erected.
Application approved by voice vote. 4-0; yeas – Flores, O'Grady, Toia and Williams (Sercye absent).

529-16-Z
APPLICANT: ZONING DISTRICT: RT-4 WARD: 43
OWNER: 2417 Burling, LLC
PREMISES AFFECTED: Same as applicant
SUBJECT: 2417 N. Burling Street
Application for a variation to reduce the rear setback from the required 35.21 to 2.0', the north setback from 2.75' to zero, for a stair to access the proposed garage rooftop deck on the attached three car garage and a raised patio which shall also contain the relocated rear yard open space.
Continued until December 16, 2016 at 2:00 PM.

530-16-S
APPLICANT: ZONING DISTRICT: B1-1 WARD: 17
OWNER: Magdalena Flores
PREMISES AFFECTED: Louis Cano
SUBJECT: 6409 S. Kedzie Avenue
Application for a special use to permit the establishment of a hair salon.
Continued until December 16, 2016 at 2:00 PM.

531-16-Z
APPLICANT: ZONING DISTRICT: RT-4 WARD: 7
OWNER: Conquest Real Estate Investment Corporation
PREMISES AFFECTED: Same as applicant
SUBJECT: 7642-44 S. Essex Avenue
Application for a variation to reduce the required minimum lot area per unit from the required 8,000 square feet to 7,476.6 square feet which is not more that 90% of the required minimum lot area for an existing six dwelling unit building to be converted to a an eight dwelling unit building.
Application approved by voice vote. 3-0; yeas – O'Grady, Toia and Williams (Sercye and Flores absent).

532-16-Z
APPLICANT: ZONING DISTRICT: RT-4 WARD: 7
Conquest Real Estate Investment Corporation
OWNER: Same as applicant
PREMISES AFFECTED: 7642-44 S. Essex Avenue
SUBJECT: Application for a variation to reduce the required on-site parking spaces from eight to seven for an existing six dwelling unit building being converted to an eight dwelling unit building.
Application approved by voice vote. 3-0; yeas – O’Grady, Toia and Williams (Sercye and Flores absent).

533-16-Z
APPLICANT: Benjamin Daverman
OWNER: Same as applicant
PREMISES AFFECTED: 2134 N. Clifton Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from the required 34.68' to 26.0', the north setback from 2.0' to 1.83' (south to be 2.0'); side yard setback combination from 5.0' to 3.83' for an open stairway to access a garage roof deck on the existing detached garage.
Application approved by voice vote. 4-0; yeas – Flores, O’Grady, Toia and Williams (Sercye absent).

534-16-Z
APPLICANT: Jason Nagel
OWNER: Same as applicant
PREMISES AFFECTED: 4107-09 N. Kenneth Avenue
SUBJECT: Application for a variation to reduce the north setback from the required 4' to 3.56' (south to be 8.75') for the existing home for the subdivision of one zoning lot into two zoning lots.
Application approved by voice vote. 4-0; yeas – Flores, O’Grady, Toia and Williams (Sercye absent).

535-16-S
APPLICANT: Frances Simmons- Ellis DBA WB Natural Hair Therapy
OWNER: IHOE Smvetson "Smart Development, Inc.
PREMISES AFFECTED: 3443 W. Chicago Avenue
SUBJECT: Application for a special use to permit the establishment of a hair and nail salon.
Application approved by voice vote. 3-0; yeas – Flores, Toia and Williams (Sercye and O’Grady absent).

536-16-S
APPLICANT: Menard 6300 Donuts Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 5751-59 W. 63rd Street
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 by voice vote. 3-0; yeas – Sercye, Flores, Williams (O’Grady absent; Toia recused).

537-16-Z
APPLICANT: Silviu Nistor
OWNER: Same as applicant
PREMISES AFFECTED: 6428 N. Claremont Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 4,000 square feet to 3,984.64 square feet which would permit the use of the lot for four dwelling units for the existing three story, three dwelling unit building being converted to a three-story, four dwelling unit building.
Application approved by voice vote. 3-0; yeas – Flores, Toia and Williams (Sercye and O’Grady absent).

538-16-Z
APPLICANT: Michael Barrett
OWNER: Same as applicant
PREMISES AFFECTED: 2621 N. Dayton Street
SUBJECT: Application for a variation to reduce the rear setback from the required 34'-9" to 22'-2", the south setback from 2' to zero (north setback to be 21'-8") for an open stair/bridge to access a proposed garage roof top deck which shall also contain the relocated rear yard open space.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia and Williams (O’Grady absent).

539-16-Z
APPLICANT: Joseph McBreen
OWNER: Same as applicant
PREMISES AFFECTED: 2155 W. Farragut Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.97' to 2.58', the east setback from 2.0' to zero, (west will be 2.5'), the combined side setback from 5' to 2.5' for an open stair to access a garage roof deck on the existing two-car garage.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia and Williams (O’Grady absent).

540-16-Z
APPLICANT: Joseph Mc Breen
OWNER: Same as applicant
PREMISES AFFECTED: 2159 W. Farragut Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.97' to 2.58', east setback from 2' to zero (west will be
2.0'), combined side setback from 5' to 2' for an open stair to access a proposed rooftop deck to be located on an existing garage.

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

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<thead>
<tr>
<th>ZONING DISTRICT: RS-3</th>
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<tr>
<td>APPLICANT:</td>
<td>Craig Castelli</td>
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<tr>
<td>OWNER:</td>
<td>Same as applicant</td>
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<tr>
<td>PREMISES AFFECTED:</td>
<td>1914 W. Huron Street</td>
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<tr>
<td>SUBJECT:</td>
<td>Application for a variation to reduce the rear setback from the required 34.44' to 24.96' for an open stair to access a proposed rooftop deck to be located on the existing garage.</td>
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<td><em>Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia and Williams (O’Grady absent).</em></td>
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<tr>
<th>ZONING DISTRICT: RT-3.5</th>
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<tr>
<td>APPLICANT:</td>
<td>3753 N Greenview, 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>3753 N. Greenview Avenue</td>
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<td>SUBJECT:</td>
<td>Application for a variation to reduce the rear setback from the required 34.33' to 2.0' for an open stair and landing to access a rooftop deck on the existing garage.</td>
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<td></td>
<td><em>Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.</em></td>
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<th>ZONING DISTRICT: RS-3</th>
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<td>APPLICANT:</td>
<td>1318 W Nelson, LLC</td>
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<tr>
<td>OWNER:</td>
<td>Same as applicant</td>
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<td>PREMISES AFFECTED:</td>
<td>1318 W. Nelson Avenue</td>
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<td>SUBJECT:</td>
<td>Application for a variation to reduce the rear setback from the 35.02' to 2.96', the east setback from 2' to zero (west setback to be zero), combined setback to be zero for an open stair to access the proposed rooftop deck on the existing garage.</td>
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<td><em>Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.</em></td>
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<tr>
<td>APPLICANT:</td>
<td>3722 N Wayne, 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>3722 N. Wayne Avenue</td>
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<td>SUBJECT:</td>
<td>Application for a variation to reduce the rear setback from the required 33.75' to 2.0', north setback from 2.4' to zero (south to be 3.0'), combined side setback from 6' to 3' for an open stair to access a proposed garage rooftop deck to be located on the existing garage.</td>
</tr>
<tr>
<td></td>
<td><em>Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.</em></td>
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</table>
garage.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

545-16-Z
APPLICANT: 22 East Elm St. Corp.
OWNER: Same as applicant
PREMISES AFFECTED: 22 E. Elm Street
SUBJECT: Application for a variation to permit the establishment of reduce the front setback from the required 12.42’ to zero and the rear setback from 28.98’ to zero for a proposed two-story, single family residence with an attached rear garage.
Continued until December 16, 2016 at 2:00 PM.

546-16-Z
APPLICANT: 22 East Elm St. Corp
OWNER: Same as applicant
PREMISES AFFECTED: 22 E. Elm Street
SUBJECT: Application for a variation to reduce the rear yard open space from the required 36 square feet to zero for a proposed two-story, single family residence with an attached rear garage.
Continued until December 16, 2016 at 2:00 PM.

547-16-Z
APPLICANT: 880 LSD Investments, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1647 W. Byron Street
SUBJECT: Application for a variation to increase the existing 2405.16 square feet of non-conforming floor area by not more than 15% to 2759.22 square feet for a two story addition to an existing two story building being to be deconverted from two-dwelling units to a single family residence.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

548-16-Z
APPLICANT: 880 LSD Investment, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1647 W. Byron Street
SUBJECT: Application for a variation to reduce the rear setback from the required 33.9’ to 3.0’, the east setback from 2.0’ to 0, the west setback , combined side setback from 4.8’ to 0.87’ for an open stair to access the proposed garage roof deck on the detached garage.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.
549-16-Z  
**APPLICANT:** Efren Perez  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2716 S. Hamlin Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 37.52' to 1.87', the north setback from 2.4' to 1.52' (south to be 3.75'), side setback combination from 6.0' to 5.27', the required rear property line setback for enclosed parking spaces from 2.0' to 1.87' for a detached two-car garage with storage, a rear covered porch and rear CMU privacy wall which shall be 5.5' in height and at the rear of the property at the rear of the two-story building. 
**Application approved by voice vote. 5-0; yeas – Sercye, Flores, O'Grady, Toia and Williams.**

550-16-Z  
**APPLICANT:** Javier Villa  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3401 W. Cortland Avenue  
**SUBJECT:** Application for a variation to reduce the rear property line setback from 2.0' to 1.67' for a detached two-car garage at the rear of existing two story single family residence.  
**Application approved by voice vote. 5-0; yeas – Sercye, Flores, O'Grady, Toia and Williams.**

551-16-S  
**APPLICANT:** Denise Garcia  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2042 W. Cermak Road  
**SUBJECT:** Application for a special use to expand a rear ground floor dwelling unit and new basement dwelling unit with a rear two-story addition, a second floor addition, a rear carport with three parking stalls with a roof deck, pergola and bridge access from the second floor of the existing building to the carport deck. The building is being converted from a retail sales and one dwelling unit building, to a retail sales and three dwelling unit building.  
**Application approved by voice vote. 5-0; yeas – Sercye, Flores, O'Grady, Toia and Williams.**

552-16-Z  
**APPLICANT:** Denise Garcia  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2042 W. Cermak Road  
**SUBJECT:** Application for a variation to reduce the rear setback on floors
containing dwelling units from 30.0' to 3.75 for a rear two-story addition, a second floor addition, a rear carport with three parking stalls with a roof deck, pergola and bridge access from the second floor of the existing building to the carport deck. The building is being converted from a retail sales and one dwelling unit building, to a retail sales and three dwelling unit building.

**Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.**

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<thead>
<tr>
<th>APPLICATION</th>
<th>ZONING DISTRICT:</th>
<th>WARD:</th>
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<tbody>
<tr>
<td>553-16-Z</td>
<td>RS-3 / RM-5</td>
<td>43</td>
</tr>
<tr>
<td>APPLICANT</td>
<td>2742 Magnolia, LLC</td>
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<tr>
<td>PREMISES AFFECTED</td>
<td>2744-46 N. Magnolia Avenue</td>
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<tr>
<td>SUBJECT</td>
<td>Application for a variation to reduce the north setback from the required 2.33' to 0.5', south setback from 2.33' to 0.5', combined side setback from 5.82' to 1' in order to divide the existing zoning lot into two zoning lots for a proposed detached two-car garage with a roof deck and enclosed stair access at 2746 N. Magnolia for the existing three-story, single family residence located at 2746 N. Magnolia.</td>
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<td><strong>Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.</strong></td>
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<tr>
<td>APPLICANT</td>
<td>2742 Magnolia Avenue</td>
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<tr>
<td>OWNER</td>
<td>Same as applicant</td>
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<tr>
<td>PREMISES AFFECTED</td>
<td>2744-46 N. Magnolia</td>
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<td>SUBJECT</td>
<td>Application for a variation to increase the area occupied by an accessory building in the rear setback by no more than 10% of the maximum area allowed for a proposed detached two-car garage with a roof deck and enclosed stair access at 2746 N. Magnolia.</td>
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<td><strong>Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.</strong></td>
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<td>555-16-Z</td>
<td>C1-1</td>
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<tr>
<td>APPLICANT</td>
<td>Pink Transportation LLC</td>
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<tr>
<td>OWNER</td>
<td>LaSalle Building Corporation</td>
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<tr>
<td>PREMISES AFFECTED</td>
<td>5923-25 S. Wentworth Avenue</td>
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<tr>
<td>SUBJECT</td>
<td>Application for a variation to establish a public place of amusement license for a proposed banquet hall which is located within 125' of an RS-3 zoning district.</td>
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<td><strong>Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.</strong></td>
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<tr>
<td>556-16-S</td>
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<tr>
<td>APPLICANT</td>
<td>Pink Transportation, LLC</td>
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</table>
OWNER: Wentworth Project, LLC
PREMISES AFFECTED: 6001-27 S. Wentworth Avenue
SUBJECT: Application for a special use to permit the establishment of twenty off-site parking spaces to serve a proposed banquet hall located at 5923-27 S. Wentworth Avenue. Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

557-16-Z
APPLICANT: Pink Transportation, LLC
OWNER: Wentworth Project, LLC
PREMISES AFFECTED: 6001-27 S. Wentworth Avenue
SUBJECT: Application for a variation to allow shared parking with different hours or operation to use the same off-site parking for twenty spaces to meet the parking requirement for the proposed banquet hall located at 5923-27 S. Wentworth Avenue. Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

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 O’Grady. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams. Meeting went into closed session at 11:40 AM.

Motion to return to open session made by the Chairman. Second by O’Grady. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams. Meeting returned to open session at 11:50 PM.

The Chairman moved to recess at 11:54 AM. Second by Flores. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

The Board reconvened at 2:14 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with three members present (Toia, O’Grady and Williams). Sercye arrived at 2:15 PM. Flores arrived at 2:30 PM. Flores arrived at 2:20 PM but was not present for voting on any afternoon applications.

2:00 P.M.

558-16-S
APPLICANT: The Night Ministry
OWNER: Empower to Succeed
PREMISES AFFECTED: 1922 S. Avers Avenue
SUBJECT: Application for a special use to permit the establishment of a transitional residence for up to eight homeless high school students between the ages of fourteen and twenty-four including up to three
of their dependent children in an existing two-story residential building.

Application approved by voice vote subject to the conditions stated on the record. 3-1; yea – Sereye, O’Grady and Toia; nay – Williams.

559-16-S
APPLICANT: Rachel Jordan
OWNER: Rico C. Tallud
PREMISES AFFECTED: 2249 W. Irving Park Road
SUBJECT: Application for a special use to permit the establishment of a beauty salon.

Application approved by voice vote. 4-0; yea – Sereye, O’Grady, Toia and Williams (Flores absent).

560-16-S
APPLICANT: Kamila Williams
OWNER: Stephen Schostok
PREMISES AFFECTED: 6547-49 W. Dakin Street
SUBJECT: Application for a special use to permit the establishment of a required accessory off-site parking lot with sixty-one parking spaces to serve a proposed children’s activity center.

Application approved by voice vote. 4-0; yea – Sereye, O’Grady, Toia and Williams (Flores absent).

561-16-S
APPLICANT: U.S Reef Jupiter Jefferson Fee, LLC c/o Jupiter Realty Co., LLC
OWNER: Same as applicant
PREMISES AFFECTED: 108-118 N. Jefferson Street
SUBJECT: Application for a special use to establish sixty-nine non accessory parking spaces to be located in an existing one hundred and three parking space garage with the remainder of thirty-four parking spaces to serve as accessory parking for the existing mixed-use building which is located outside the Central Area Parking District under 249 parking spaces.

Application approved by voice vote. 4-0; yea – Sereye, O’Grady, Toia and Williams (Flores absent).

562-16-Z
APPLICANT: Park West Cooperative Nursery School
OWNER: Ellen Valentine
PREMISES AFFECTED: 2212-16 N. Bissell Street
SUBJECT: Application for a variation to reduce the rear yard setback from the required 22.25' to 1.0', south setback from 3.84' to 1.0' (north to be 1.08') , side setback combination from 9.6' to 2.08' for a proposed
three story rear addition onto the existing three-story building to be
converted into a new day care center.

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

563-16-Z
APPLICANT: Park West Nursery School
OWNER: Ellen Valentine
PREMISES AFFECTED: 2212-16 N. Bissell Street
SUBJECT: Application for a variation to reduce the rear yard open space from
the required 186.91 square feet to zero for a proposed two and
three story rear addition onto an existing three story building to be
converted into a new day care use.

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

564-16-S
APPLICANT: Park West Cooperative Nursery School
OWNER: DePaul University
PREMISES AFFECTED: 940 W. Belden Avenue
SUBJECT: Application for a special use to permit the establishment of an
accessory off-site parking lot to accommodate the two required
parking spaces for a day care located at 2212-16 N. Bissell Street.

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

565-16-S
APPLICANT: Loukas Development
OWNER: O’Neil Living Trust
PREMISES AFFECTED: 3928 N. Sheridan Road
SUBJECT: Application for a special use to reduce the required parking by up
to 100% for a site located within 1,320 feet of an existing transit
station for a proposed eight story, fifty-four residential units
(forty-four dwelling and ten efficiency units) with eleven ground
floor parking spaces.

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

566-16-Z
APPLICANT: Loukas Development
OWNER: O’Neil Living Trust
PREMISES AFFECTED: 3928 N. Sheridan Road
SUBJECT: Application for a variation to reduce the rear setback from the
required 30’ to 15’ for the residential floor levels, the west setback
from 5’ to 1’ and to increase the maximum height of 70’ by no more
than 10% to 77’ for an eight story retail and fifty -four residential unit (forty four dwelling and ten efficiency units) with eleven ground floor parking spaces.

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

567-16-Z
ZONING DISTRICT: RS-3  WARD: 25
APPLICANT: Ramon Diaz
OWNER: Same as applicant
PREMISES AFFECTED: 2231 W. 23rd Street
SUBJECT: Application for a variation to reduce the west setback from the required 2.0' to zero, (east to be zero), combined side yard setback from 5.0' to zero for a proposed rear covered patio onto an existing two-story building.

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

568-16-Z
ZONING DISTRICT: RT-4  WARD: 30
APPLICANT: Kam Ghazvini
OWNER: Moises Perez
PREMISES AFFECTED: 4315-21 W. Henderson Street
SUBJECT: Application for a variation to reduce the east setback from the required 2' to zero, (west to be zero), combined side setback from 5' to zero for the subdivision of one zoning lot into three zoning lots. The three-story, three dwelling unit building at 4317 W. Henderson will remain.

Continued until December 16, 2016 at 2:00 PM.

569-16-S
ZONING DISTRICT: B3-2  WARD: 50
APPLICANT: Saif Jaber
OWNER: R & D Management
PREMISES AFFECTED: 3110-12 W. Devon Avenue
SUBJECT: Application for a special use to permit the establishment of a secondhand valuable objects dealer.

Continued until December 16, 2016 at 2:00 PM.

570-16-S
ZONING DISTRICT: RS-3  WARD: 34
APPLICANT: Glory to Glory Family Christian Center
OWNER: Same as applicant
PREMISES AFFECTED: 12223-29 S. Parnell Avenue
SUBJECT: Application for a special use to permit the establishment of a non-required accessory off-site, twenty-four space parking lot to serve an existing religious assembly located at 12218-30 S. Parnell Avenue.
Application approved by voice vote. 4-0; yeas – Sercye, O’Grady, Toia and Williams (Flores absent).

571-16-Z
APPLICANT: Glory to Glory Family Christian Center
OWNER: Same as applicant
PREMISES AFFECTED: 12223-29 S. Parnell Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 20' to 8.62' for a proposed non-required accessory off-site, twenty-four space parking lot to serve the religious assembly located at 12218-30 S. Parnell Avenue.
Application approved by voice vote. 4-0; yeas – Sercye, O’Grady, Toia and Williams (Flores absent).

572-16-S
APPLICANT: Glory to Glory Family Christian Center
OWNER: Same as applicant
PREMISES AFFECTED: 12234-40 S. Parnell Avenue
SUBJECT: Application for a special use to permit the establishment of a non-required accessory off-site, thirteen space parking lot to serve the religious assembly at 12218-30 S. Parnell Avenue.
Application approved by voice vote. 4-0; yeas – Sercye, O’Grady, Toia and Williams (Flores absent).

573-16-Z
APPLICANT: Glory to Glory Family Christian Center
OWNER: Same as applicant
PREMISES AFFECTED: 12234-40 S. Parnell Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 20' to 9' for a proposed non-required accessory off-site thirteen space parking lot to serve the religious assembly facility located at 12218-30 S. Parnell Avenue.
Application approved by voice vote. 4-0; yeas – Sercye, O’Grady, Toia and Williams (Flores absent).

574-16-Z
APPLICANT: Glory to Glory Family Christian Center
OWNER: Same as applicant
PREMISES AFFECTED: 12218-30 S. Parnell Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 14.79' to 10.66', north setback from 5' to 2.37' and the rear setback from 36.99' to 2.20' for a one story, with mezzanine level accessory fellowship hall to serve an existing religious assembly facility.
Application approved by voice vote. 4-0; yeas – Sercye, O’Grady, Toia and Williams (Flores absent).

575-16-Z
APPLICANT: Raymond Reiss
OWNER: Same as applicant
PREMISES AFFECTED: 2144 N. Leavitt Street
SUBJECT: Application for a variation to reduce the rear setback from the required 28.0' to 1.41', south setback from 3.86' to zero (north to be 0.1'), combined side setback from 9.64' to 0.1' for an open stair to access a proposed garage rooftop deck on a detached two car garage.
Application approved by voice vote. 4-0; yeas – Sercye, O’Grady, Toia and Williams (Flores absent).

576-16-Z
APPLICANT: Marcin Karwowski
OWNER: Same as applicant
PREMISES AFFECTED: 1244 N. Astor Street
SUBJECT: Application for a variation to relocate the required rear yard open space of 88.97' square feet to a proposed roof top deck.
Application approved subject to the conditions stated on the record by voice vote. 4-0; yeas – Sercye, O’Grady, Toia and Williams (Flores absent).

577-16-Z
APPLICANT: Marcin Karwowski
OWNER: Same as applicant
PREMISES AFFECTED: 1244 N. Astor Street
SUBJECT: Application for a variation to reduce the north and south setbacks from 2.0' to zero, the combined side setback from 3.97' to zero, the rear setback from 23.91' to 5' and the setback between the alley side property line and garage from 2.0' to zero for an attached two car garage, 2nd and 3rd floor addition, roof deck on the 2nd floor, roof top stairway enclosure for the existing three-story residential building being converted to a single family residence.
Application approved subject to the conditions stated on the record by voice vote. 4-0; yeas – Sercye, O’Grady, Toia and Williams (Flores absent).

578-16-Z
APPLICANT: Marcin Karwowski
OWNER: Same as applicant
PREMISES AFFECTED: 1244 N. Astor Street
SUBJECT: Application for a variation to increase the floor area ratio by an amount not to exceed 15% of the existing floor area ratio that has been in existence for more than fifty years for an attached two car garage, second and third floor addition, roof deck on the 2nd floor, roof top stairway enclosure for the existing three-story residential building being converted to a single family residence.

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

579-16-S
APPLICANT: T.N. Donnelly & Co.
OWNER: 29 E. Madison, LLC
PREMISES AFFECTED: 29 E. Madison Street, Suite 1215
SUBJECT: Application for a special use to permit the establishment of a pawn shop.
Application approved by voice vote. 4-0; yeas – Sercye, O’Grady, Toia and Williams (Flores absent).

580-16-Z
APPLICANT: 713 Milwaukee, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 713 N. Milwaukee Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero for a proposed six-story, twenty-five dwelling unit building with thirteen required on-site parking spaces and a rooftop stair and enclosure with a residential roof deck.
Application approved by voice vote. 4-0; yeas – Sercye, O’Grady, Toia and Williams (Flores absent).

581-16-Z
APPLICANT: 713 Milwaukee, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 713 N. Milwaukee Avenue
SUBJECT: Application for a variation to eliminate the one required 10' x 25' loading berth for a proposed six-story twenty five dwelling unit building with thirteen required on-site parking spaces and a roof top stair and elevator enclosure with a residential roof deck.
Application approved by voice vote. 4-0; yeas – Sercye, O’Grady, Toia and Williams (Flores absent).

582-16-S
APPLICANT: American Towers, LLC
OWNER: City of Chicago
PREMISES AFFECTED: 3540 W. 63rd Street
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<td>583-16-Z</td>
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<tr>
<td>American Towers, LLC</td>
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<td>City of Chicago</td>
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<td>3540 W. 63rd Street</td>
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<tr>
<td>Application for a variation to increase the maximum 75' height to 120' for a proposed wireless communication monopole tower.</td>
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<td>Continued until December 16, 2016 at 2:00 PM.</td>
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<td>418-16-Z</td>
<td>44</td>
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<tr>
<td>Yale C. Henderson</td>
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<tr>
<td>Same</td>
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<tr>
<td>1339 W. Cornelia Avenue</td>
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<tr>
<td>Application for a variation to increase the existing non-conforming floor area by no more than 15% from 2,531.82 square feet to 2,676.59 square feet for a rear one story addition and an open stairwell to access the garage roof deck on the existing three-story single family residence.</td>
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<td>Application approved by voice vote. 4-0; yeas – Sercye, O’Grady, Toia and Williams (Flores absent).</td>
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<td>1339 W. Cornelia Avenue</td>
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<tr>
<td>Application for a variation to reduce the rear setback from the required 35.11' to 24.79', the west setback from 2.4' to 0.21' (east to be 3.44’), the combined side yard setback from 6.0' to 3.65’ for a rear one-story addition and an open stair to access the garage roof deck which shall also contain the relocated rear yard open space.</td>
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<tr>
<td>Application approved by voice vote. 4-0; yeas – Sercye, O’Grady, Toia and Williams (Flores absent).</td>
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<tr>
<td>GBH2, LLC</td>
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<td>Same as applicant</td>
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<tr>
<td>1849 W. Grand Avenue</td>
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<tr>
<td>Application for a variation to reduce the rear yard setback from the required 30' to 0.2' on floors containing dwelling units for a rear</td>
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</table>
two-story addition with an attached two-car garage, a third floor addition with a front and rear balcony, a fourth floor addition, with a rear balcony and an elevator penthouse on the existing two-story building with a new use of ground floor office space with two dwelling units above.

Withdrawn.

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

Application approved by voice vote. 3-1; yeas – Sercye, O’Grady and Toia; nays - Williams (Flores absent).

501-16-Z  
ZONING DISTRICT: RS-3  
WARD: 32  
APPLICANT:  
Kenneth Rose  
OWNER:  
Same as applicant  
PREMISES AFFECTED:  
2116 W. Moffat Street  
SUBJECT:  
Application for a variation to reduce the rear setback from the required 28.0' to 1.0', the west setback from 2.88' to 0.07' (east to be 3.01'), the combined side setback from 7.2' to 3.08' for a roof deck on the existing garage, a pergola above the garage and a pergola above an existing rear open deck.

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

502-16-S  
ZONING DISTRICT: B1-3  
WARD: 43  
APPLICANT:  
Clark Orleans Holdings, Inc.  
OWNER:  
Same as applicant  
PREMISES AFFECTED:  
2035 N. Orleans Street  
SUBJECT:  
Application for a special use to establish residential use below the second floor for an existing three-story building to be converted from a garage to a ten dwelling unit building with twenty-ground floor parking spaces on the ground floor and a fourth and fifth floor addition with rooftop stair/elevator enclosures and mechanical room enclosures with roof deck.

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

503-16-Z  
ZONING DISTRICT: B1-3  
WARD: 43  
APPLICANT:  
Clark Orleans Holdings, Inc.  
OWNER:  
Same as applicant  
PREMISES AFFECTED:  
2035 N. Orleans Street
SUBJECT: Application for a variation to eliminate the one required loading berth for an existing three-story building to be converted from a garage to a ten dwelling unit building with twenty-ground floor parking spaces on the ground floor and a fourth and fifth floor addition with rooftop stair/elevator enclosures and mechanical room enclosures with roof deck.

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

504-16-Z
APPLICATION: Clark Orleans Holdings, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2035 N. Orleans Street
SUBJECT: Application for a variation to increase the maximum height not to exceed 10% of the allowed 60' to 65' for an existing three-story building to be converted from a garage to a ten dwelling unit building with twenty-ground floor parking spaces on the ground floor and a fourth and fifth floor addition with rooftop stair/elevator enclosures and mechanical room enclosures with roof deck.

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

505-16-Z
APPLICATION: Clark Orleans Holdings, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2035 N. Orleans Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 14.55' for an existing three-story building to be converted from a garage to a ten dwelling unit building with twenty-ground floor parking spaces on the ground floor and a fourth and fifth floor addition with rooftop stair/elevator enclosures and mechanical room enclosures with roof deck.

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

506-16-S
APPLICATION: Monroe Street Church of Christ
OWNER: Same as applicant
PREMISES AFFECTED: 3355 W. Fifth Avenue
SUBJECT: Application for a special use to establish a one-story three-hundred seat religious assembly with thirty-eight, on-site parking spaces.

Application approved by voice vote. 4-0; yeas – Sercye, O’Grady, Toia and Williams (Flores absent).
509-16-Z
APPLICANT: THR Ontario, LLC c/o Dan Unger
OWNER: Same as applicant
PREMISES AFFECTED: 243 E. Ontario Street
SUBJECT: Application for a variation to reduce the length of the required two fifty foot, off-street loading spaces from the required 10’ x 50’ to 10’ x 25’ to serve a proposed twenty-story, three-hundred eighty one room hotel.
Withdrawn.

511-16-S
APPLICANT: 747 N. May Street Investors, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 747 N. May Street
SUBJECT: Application for a special use to convert an existing three-story office building into a twenty-two room hotel.
Application approved by voice vote. 4-0; yeas – Sercye, O’Grady, Toia and Williams (Flores absent).

512-16-S
APPLICANT: 747 N. May Street Investors, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1139-41 W. Chicago Avenue
SUBJECT: Application for a special use to establish an accessory, twelve space parking lot to serve a proposed twenty-two room hotel located at 747 N. May Street.
Application approved by voice vote. 4-0; yeas – Sercye, O’Grady, Toia and Williams (Flores absent).

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, O’Grady, Toia and Williams (Flores absent). Meeting went into closed session at 6:35 PM.

Motion to return to open session made by the Chairman. Second by Williams. Motion carried 4-0; yeas – Sercye, O’Grady, Toia and Williams (Flores absent). Meeting returned to open session at 6:45 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of October 21, 2016, with the exception of Board Calendar numbers 484-16-Z and 498-16-S made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, O’Grady, Toia and Williams (Flores absent).

Motion to adjourn made by the Chairman. Second by Williams. Motion carried 4-0; yeas – Sercye, O’Grady, Toia and Williams (Flores absent). Meeting adjourned at 6:50 PM.