CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- November 18, 2016 121 N. LaSalle Street- Room 200

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.

522-16-S ZONING DISTRICT: B3-3 WARD: 40

APPLICANT: Sandra Plasencia Casanova

OWNER: Nik Turik

PREMISES AFFECTED: 2417 W. Lawrence Avenue

SUBJECT: 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).

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

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 ZONING DISTRICT: RT-4 WARD: 25

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 ZONING DISTRICT: RS-2 WARD: 33

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 ZONING DISTRICT: RS-2 WARD: 33

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 ZONING DISTRICT: RS-2 WARD: 34

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 ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: 2417 Burling, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 2417 N. Burling Street

SUBJECT: 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 ZONING DISTRICT: B1-1 WARD: 17

APPLICANT: Magdalena Flores **OWNER:** Louis Cano

PREMISES AFFECTED: 6409 S. Kedzie Avenue

SUBJECT: 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 ZONING DISTRICT: RT-4 WARD: 7

APPLICANT: 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 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 ZONING DISTRICT: RT-4 WARD: 7

APPLICANT: 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 ZONING DISTRICT: RT-4 WARD: 43

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 ZONING DISTRICT: RS-2 WARD: 45

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).

ZONING DISTRICT: B3-1 WARD: 27

APPLICANT: Frances Simmons- Ellis DBA WB Natural Hair Therapy

OWNER: IHOE Smyetson "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 ZONING DISTRICT: B1-1 WARD: 13

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 – Seryce, Flores,

Williams (O'Grady absent; Toia recused).

537-16-Z ZONING DISTRICT: RT-4 WARD: 50

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 ZONING DISTRICT: RT-4 WARD: 43

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 ZONING DISTRICT: RS-3 WARD: 40

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,

Application approved by voice vote. 4-0; yeas – Sercye, Flores

Toia and Williams (O'Grady absent).

540-16-Z ZONING DISTRICT: RS-3 WARD: 40

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 roof top deck to be located on an existing garage.

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

541-16-Z ZONING DISTRICT: RS-3 WARD: 1

APPLICANT: Craig Castelli
OWNER: Same as applicant
PREMISES AFFECTED: 1914 W. Huron Street

SUBJECT: 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.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia and Williams (O'Grady absent).

542-16-Z ZONING DISTRICT: RT-3.5 WARD: 44

APPLICANT: 3753 N Greenview, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3753 N. Greenview Avenue

SUBJECT: 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 roof

deck on the existing garage.

Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O'Grady, Toia and Williams.

543-16-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: 1318 W Nelson, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1318 W. Nelson Avenue

SUBJECT: Application for a variation to re

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.

Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O'Grady, Toia and Williams.

544-16-Z ZONING DISTRICT: RT-3.5 WARD: 44

APPLICANT: 3722 N Wayne, LLC Same as applicant **PREMISES AFFECTED:** 3722 N. Wayne Avenue

SUBJECT: 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.

Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O'Grady, Toia and Williams.

545-16-Z **ZONING DISTRICT: DR-7** WARD: 2

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 **ZONING DISTRICT: DR-7** WARD: 2

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 **ZONING DISTRICT: RS-3 WARD: 47**

880 LSD Investments, LLC **APPLICANT:**

OWNER: Same as applicant PREMISES AFFECTED: 1647 W. Byron Street

Application for a variation to increase the existing 2405.16 square **SUBJECT:**

> 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.

ZONING DISTRICT: RS-3 548-16-Z **WARD: 47**

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 ZONING DISTRICT: RS-3 WARD: 22

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 ZONING DISTRICT: RS-3 WARD: 1

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 ZONING DISTRICT: B3-2 WARD: 25

APPLICANT: Denise Garcia
OWNER: Same as applicant
PREMISES AFFECTED: 2042 W. Cermak Road
SUBJECT: Application for a specia

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 ZONING DISTRICT: B3-2 WARD: 25

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.

553-16-Z ZONING DISTRICT: RS-3 / RM-5 WARD: 43

APPLICANT: 2742 Magnolia, LLC

PREMISES AFFECTED: 2744-46 N. Magnolia Avenue

SUBJECT: 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.

Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O'Grady, Toia and Williams.

554-16-Z ZONING DISTRICT: RS-3 / RM-5 WARD: 43

APPLICANT: 2742 Magnolia Avenue **OWNER:** Same as applicant

PREMISES AFFECTED: 2744-46 N. Magnolia

SUBJECT: 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.

Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O'Grady, Toia and Williams.

555-16-Z ZONING DISTRICT: C1-1 WARD: 20

APPLICANT: Pink Transportation LLC

OWNER: LaSalle Building Corporation

PREMISES AFFECTED: 5923-25 S. Wentworth Avenue

SUBJECT: 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.

Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O'Grady, Toia and Williams.

556-16-S ZONING DISTRICT: C2-1 WARD: 20

APPLICANT: Pink Transportation, LLC

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 ZONING DISTRICT: C2-1 WARD: 20

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 ZONING DISTRICT: RT-4 WARD: 24

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 voice subject to the conditions stated on the record. 3-1; yeas – Sercye, O'Grady and Toia;

nays - Williams.

559-16-S ZONING DISTRICT: B3-2 WARD: 47

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; yeas – Sercye,

O'Grady, Toia and Williams (Flores absent).

560-16-S ZONING DISTRICT: C2-2 WARD: 38

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; yeas – Sercye,

O'Grady, Toia and Williams (Flores absent).

561-16-S ZONING DISTRICT: DC-12 WARD: 42

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 Are Parking District

under 249 parking spaces.

Application approved by voice vote. 4-0; yeas – Sercye,

O'Grady, Toia and Williams (Flores absent).

562-16-Z ZONING DISTRICT: RM-5 WARD: 43

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 ZONING DISTRICT: RM-5 WARD: 43

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 ZONING DISTRICT: PD No. 2 WARD: 43

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 ZONING DISTRICT: B3-5 WARD: 46

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 ZONING DISTRICT: B3-5 WARD: 46

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 subdivison 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 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 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 ZONING DISTRICT: RS-3 WARD: 34

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 ZONING DISTRICT: RS-3 WARD: 34

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 ZONING DISTRICT: RT-4 WARD: 34

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 ZONING DISTRICT: RT-4 WARD: 32

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 ZONING DISTRICT: RM-5 WARD: 43

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 ZONING DISTRICT: RM-5 WARD: 43

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 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 ZONING DISTRICT: RM-5 WARD: 43

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 ZONING DISTRICT: DX-16 WARD: 42

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 ZONING DISTRICT: B2-5 WARD: 27

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 ZONING DISTRICT: B2-5 WARD:27

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 ZONING DISTRICT: B3-1 WARD: 23

APPLICANT: American Towers, LLC

OWNER: City of Chicago PREMISES AFFECTED: 3540 W. 63rd Street

SUBJECT: Application for a special use to permit the establishment of a 120'

wireless communication monopole tower and related ground

equipment.

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

583-16-Z ZONING DISTRICT: B3-1 WARD: 23

APPLICANT: American Towers, LLC

OWNER: City of Chicago **PREMISES AFFECTED:** 3540 W. 63rd Street

SUBJECT: Application for a variation to increase the maximum 75' height to

120' for a proposed wireless communication monopole tower.

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

CONTINUANCES

418-16-Z ZONING DISTRICT: RT- 3.5 WARD: 44

APPLICANT: Yale C. Henderson

OWNER: Same

PREMISES AFFECTED: 1339 W. Cornelia Avenue

SUBJECT: 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.

Application approved by voice vote. 4-0; yeas – Sercye,

O'Grady, Toia and Williams (Flores absent).

419-16-Z ZONING DISTRICT: RT-3.5 WARD: 44

APPLICANT: Yale C. Henderson **OWNER:** Same as applicant

PREMISES AFFECTED: 1339 W. Cornelia Avenue

SUBJECT: 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.

Application approved by voice vote. 4-0; yeas – Sercye,

O'Grady, Toia and Williams (Flores absent).

425-16-Z ZONING DISTRICT: B3-3 WARD: 27

APPLICANT: GBH2, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1849 W. Grand Avenue

SUBJECT: 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

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 APPLICANT:WARD: 18
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 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 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 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 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 ZONING DISTRICT: B3-3 WARD: 28

APPLICANT: 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 ZONING DISTRICT: DX-12 WARD: 42

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 ZONING DISTRICT: C1-3 WARD: 27

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 ZONING DISTRICT: C1-3 WARD: 27

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.