PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

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

Chairman Sercye called meeting to order at 9:20 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with three members present (Sercye, Flores and Toia). O’Grady arrived at 9:25 AM. Williams arrived at 11:45 AM.

Motion to approve the minutes from the September 16, 2016 regular meeting made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Flores and Toia.

Motion to approve the October 21, 2016 agenda made by the Chairman. Second by Flores. Motion carried 3-0; yeas – Sercye, Flores and Toia.

9:00 A.M.

REQUEST FOR EXTENSION

324-15-S
APPLICANT: Metro/ Loans/ Chicago Title and Land Trust
PREMISES AFFECTED: 4333 S. Kedzie Avenue
SUBJECT: Extension for previously granted pay day loan store.

Motion to allow the extension made by the Chairman. Second by Toia. Extension approved 3-0; yeas – Sercye, Flores, and Toia (O’Grady and Williams absent).

325-15-S
APPLICANT: Metro Loans/ Chicago Title and Land Trust Company
PREMISES AFFECTED: 3353 W. 63rd Street
SUBJECT: Extension for a previously granted payday loan store.

Motion to allow the extension made by the Chairman. Second by Toia. Extension approved 3-0; yeas – Sercye, Flores, and Toia (O’Grady and Williams absent).

327-15-S
APPLICANT: Castles and Kings
PREMISES AFFECTED: 2845-47 W. Arthington Street
SUBJECT: Extension for a previously granted off-site parking lot to serve an indoor sports facility.
Motion to allow the extension made by the Chairman. Second by Toia. Extension approved 3-0; yeas – Sercye, Flores, and Toia (O’Grady and Williams absent).

479-15-S
APPLICANT: Midway Concessions, LLC
PREMISES AFFECTED: 5240 S. Cicero Avenue
SUBJECT: Extension for a previously granted 1,100 space non-accessory parking lot.
Motion to allow the extension made by the Chairman. Second by Toia. Extension approved 4-0; yeas – Sercye, Flores, and Toia (Williams absent).

474-16-Z
APPLICANT: 1513 N. Western Ave., LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1513 N. Western Avenue
SUBJECT: Application for a variation to reduce the required off-street parking from twelve spaces to ten which will serve an existing three-story to be converted to ground floor offices and twelve dwelling units with ten on-site parking spaces.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady and Toia (Williams absent).

475-16-Z
APPLICANT: Chantania Lyles
OWNER: Same as applicant
PREMISES AFFECTED: 2919 W. Walnut Street
SUBJECT: Application for a variation to reduce the west setback from the required 2.0’ to zero (east setback shall be 3.66’), the combined side setback from 4.81’ to 3.66’ for a rear two-story addition to an existing two-story building being deconverted from two dwelling units to a single family residence.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady and Toia (Williams absent).

476-16-S
APPLICANT: Nhi T.Vo
OWNER: 3613 N. Harlem, LLC
PREMISES AFFECTED: 3635 N. Harlem Avenue
SUBJECT: Application for a special use to permit the establishment of a nail salon.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady and Toia (Williams absent).
477-16-S
APPLICANT: Salon Lashe
OWNER: Stone Street Partners, LLC
PREMISES AFFECTED: 34 E. Oak Street
SUBJECT: Application for a special use to permit the establishment of a body art services (permanent cosmetic tattooing and scalp micro-pigmentation) in an existing salon.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady and Toia (Williams absent).

478-16-S
APPLICANT: Irving Hall, Inc.
OWNER: Philev, LLC
PREMISES AFFECTED: 5900-16 W. Irving Park Road
SUBJECT: Application for a special use to establish an off-site accessory parking lot with thirty-two parking space to serve a proposed banquet hall located at 6001-09 W. Irving Park Road.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady and Toia (Williams absent).

479-16-Z
APPLICANT: JSJ Properties, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 6566 N. Northwest Highway
SUBJECT: Application for a variation to reduce the front setback from the required 12.76’ to 8.33’, the north setback from 4.0’ to 3.0’, the south setback from 4.0’ to 3.0’, the combined side setback from 10.0’ to 6.0’ for a proposed three-story, six dwelling unit building with six open parking stalls at the rear accessed from a public alley.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady and Toia (Williams absent).

480-16-S
APPLICANT: Thomond Development
OWNER: 2001 S. Racine, LLC
PREMISES AFFECTED: 1179 W. Cullerton Street
SUBJECT: Application for a special use to establish residential use below the second floor of a proposed three-story, two-dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady and Toia (Williams absent).

481-16-S
APPLICANT: Mohammed Abdallah
OWNER: Same as applicant
PREMISES AFFECTED: 6700 S. Cottage Grove Avenue
SUBJECT: Application for a special use to expand an existing gas station with a one story addition.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady and Toia (Williams absent).
482-16-Z  
APPLICANT: Salomon and Clara Monroy  
OWNER: Same as applicant  
PREMISES AFFECTED: 2639 S. Sawyer Avenue  
SUBJECT: Application for a variation to reduce the north setback from the required 2.0' to 0.54' (south to be 3.5'), combined side setback combination from 5.0' to 4.04' for a rear one and two story addition, a rear open deck with stair on to an existing two-story, two dwelling unit building.  
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O'Grady and Toia (Williams absent).

483-16-S  
APPLICANT: Convent of the Sacred Heart of Chicago, Illinois  
OWNER: Same as applicant  
PREMISES AFFECTED: 6169-75 N. Kenmore Avenue  
SUBJECT: Application for a special use to establish an off-site accessory parking lot for fifty cars to serve a school located at 6250 N. Sheridan Road.  
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O'Grady and Toia (Williams absent).

484-16-Z  
APPLICANT: Linda T. Neuman  
OWNER: Same as applicant  
PREMISES AFFECTED: 411 W. Eugenie Street  
SUBJECT: Application for a variation to reduce the rear setback from the required 25.2' to 2.04', the west setback from 3.0' to 0.99' (east to be 11.52') for a combined side setback of 12.51' and to reduce the required rear yard open space from 177.19' square feet to 26.91 square feet for a rear one-story addition, rear two-story addition containing two parking stalls and a one story side addition on an existing one-story single family residence.  
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O'Grady and Toia (Williams absent).

485-16-Z  
APPLICANT: FBF, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 2117 W. Eastwood Avenue  
SUBJECT: Application for a variation to reduce the west setback from the required 2.99' to zero (east setback to be 3') combined side setback from 7.49' to 3', the rear yard setback from 34.03' to 3.0' for a stair to access a proposed garage rooftop deck on the existing three car garage.  
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady and Toia (Williams absent).
486-16-S
APPLICANT: GSXR, LLC Series A
OWNER: Same as applicant
PREMISES AFFECTED: 4753 N. Hamilton Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed three-story, four dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady and Toia (Williams absent).

487-16-Z
APPLICANT: GSXR, LLC Series A
OWNER: Same as applicant
PREMISES AFFECTED: 4753 N. Hamilton Avenue
SUBJECT: Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30.0' to 2.0' to allow a four car detached garage with roof deck and a bridge to provide access to the deck from the rear open stairwell of the proposed three-story, four dwelling unit building.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

488-16-S
APPLICANT: Prairie 4 LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1927-35 S. Prairie Avenue / 310-12 E. Cullerton Street
SUBJECT: Application for a special use to establish residential use for a proposed twelve townhouse development with on-site parking.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

489-16-Z
APPLICANT: Lincoln and Diversey LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2800 N. Lincoln Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero for a five-story building with retail on the ground floor and six-dwelling units above.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

490-16-Z
APPLICANT: Skyriver Canal Development. LLC
OWNER: Barbara Holding Company, LLC
PREMISES AFFECTED: 2300 S. Archer Avenue
SUBJECT: Application for a variation to reduce the required two loading spaces to one loading space for a two story retail building with a parking garage.
Application approved by voice vote. 5-0; yeas – Sercye, Flores,
491-16-Z
APPLICANT: Skyriver Canal Development, LLC
OWNER: Barbara Holding Company, LLC
PREMISES AFFECTED: 2300 S. Archer Avenue
SUBJECT: Application for a variation to reduce the front setback (Canal Street) from the required 12' to zero, across the street from an RM-5 zoning district for a two-story retail building with a parking garage.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

492-16-Z
APPLICANT: Skyriver Development, LLC
OWNER: Barbara Holding Company, LLC
PREMISES AFFECTED: 2300 S. Archer Avenue
SUBJECT: Application for a variation to reduce the required off-street parking spaces by no more than 20% from the required eighty-eight spaces to seventy-four spaces for a two-story retail building with a parking garage.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

493-16-S
APPLICANT: Araceli Luna
OWNER: Ricardo Rodriguez
PREMISES AFFECTED: 4419 W. Diversey Avenue
SUBJECT: Application for a special use to establish one required off-site parking space to serve the proposed day care center located at 4408 W. Diversey Avenue.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

494-16-Z
APPLICANT: 706 Briar LLC
OWNER: Same as applicant
PREMISES AFFECTED: 706 W. Briar Place
SUBJECT: Application for a variation to reduce the rear setback from the required 37’-6” to 22’-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. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

495-16-Z
APPLICANT: 1222-26 Ohio LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1226 W. Ohio Street
SUBJECT: Application for a variation to reduce the rear setback from the required 38.55' to 21.17' for an open bridge/catwalk to access a proposed garage rooftop deck which shall also contain the relocated rear yard open space.

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

496-16-S ZONING DISTRICT: B3-1 WARD: 45
APPLICANT: Criss Hair Design
OWNER: Modesto Fernandez
PREMISES AFFECTED: 4310 N. Milwaukee Avenue
SUBJECT: Application for a special use to permit the establishment of a hair and nail salon.

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

497-16-S ZONING DISTRICT: B3-1 WARD: 21
APPLICANT: Checkers Drive-In Restaurants, Inc.
OWNER: KIMCO Realty
PREMISES AFFECTED: 157 W. 87th Street
SUBJECT: Application for a special use to establish a one lane drive-through for a fast food restaurant.

Withdrawn.

498-16-S ZONING DISTRICT: B3-2 WARD: 44
APPLICANT: Bing Jiang, Monica Phung, Wing Kai Ho
OWNER: Hydrocarbon Holdings, Ltd.
PREMISES AFFECTED: 3161 N. Halsted Street
SUBJECT: Application for a special use to establish a nail salon.

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

499-16-Z ZONING DISTRICT: RM-5 WARD: 2
APPLICANT: Chicago Title and Land Trust Co.
OWNER: Same as applicant
PREMISES AFFECTED: 1238 N. State Parkway
SUBJECT: Application for a variation to reduce the north setback from the required 2.0' to zero, the south setback from 2.0' to 0.45', combined side setback from 4.5' to 0.45' and the rear setback from 36.81' to 2.16' to permit a two-story detached two car garage with second floor accessory storage.

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

500-16-S ZONING DISTRICT: B1-2 WARD: 39
APPLICANT: Maria L Nguyen
OWNER: 5K Holdings, LLC
PREMISES AFFECTED: 3451 W. Foster Avenue
SUBJECT: Application for a special use to establish a beauty salon.

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

501-16-Z
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.
Continued until November 18, 2016 at 2:00 PM.

The Chairman moved to recess at 1:20 PM. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and Williams.

The Board reconvened at 2:20 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 2:30 PM. O'Grady arrived at 2:45 PM.

2:00 P.M.

502-16-Z
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.
Continued until November 18, 2016 at 2:00 PM.

503-16-Z
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.
Continued until November 18, 2016 at 2:00 PM.

504-16-Z
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.

Continued until November 18, 2016 at 2:00 PM.

505-16-Z
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.

Continued until November 18, 2016 at 2:00 PM.

506-16-S
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.

Continued until November 18, 2016 at 2:00 PM at the request of the Applicant.

507-16-Z
APPLICANT: Sustainabuild, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3008 N. Hoyne Avenue
SUBJECT: Application for a variation to permit a 12'-9" encroachment into the required 34'-9" rear setback for a rear one-story enclosed walkway connected to the existing garage.

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

508-16-Z
APPLICANT: Sustainabuild, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3008 N. Hoyne Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34'-9" to 22' for an open stair/bridge to access a garage rooftop which shall also contain the relocated rear yard open space.

Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams (Flores and O’Grady absent).
<table>
<thead>
<tr>
<th>ZONING DISTRICT</th>
<th>WARD</th>
<th>APPLICANT</th>
<th>OWNER</th>
<th>PREMISES AFFECTED</th>
<th>SUBJECT</th>
</tr>
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<tbody>
<tr>
<td>DX-12</td>
<td>42</td>
<td>THR Ontario, LLC c/o Dan Unger</td>
<td>Same as applicant</td>
<td>243 E. Ontario Street</td>
<td>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. Continued until November 18, 2016 at 2:00 PM.</td>
</tr>
<tr>
<td>C3-5</td>
<td>27</td>
<td>Fusion Learning, Inc.</td>
<td>Dayton Partners, LLC</td>
<td>1440 N. Dayton Street</td>
<td>Application for a special use to establish a private school in a portion of the first floor of an existing three-story building. The school will occupy approximately 8,400 square feet of the 13,787 square foot first floor. Application approved by voice vote. 4-0; yeas – Sercye, Toia, O’Grady and Williams (Flores absent).</td>
</tr>
<tr>
<td>C1-3</td>
<td>27</td>
<td>747 N. May Street Investors, LLC</td>
<td>Same as applicant</td>
<td>747 N. May Street</td>
<td>Application for a special use to convert an existing three-story office building into a twenty-two room hotel. Continued until November 18, 2016 at 2:00 PM.</td>
</tr>
<tr>
<td>C1-3</td>
<td>27</td>
<td>747 N. May Street Investors, LLC</td>
<td>Same as applicant</td>
<td>1139-41 W. Chicago Avenue</td>
<td>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. Continued until November 18, 2016 at 2:00 PM.</td>
</tr>
<tr>
<td>B3-3</td>
<td>27</td>
<td>Lolamarie, LLC dba Glowout Salon</td>
<td>Fox Chicago, LLC</td>
<td>529 N. Milwaukee Avenue</td>
<td>Application for a special use to establish a hair salon. Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.</td>
</tr>
<tr>
<td>PMD No. 2, Sub-District B</td>
<td>2</td>
<td>NuMed Chicago, LLC</td>
<td>North Throop Properties, LLC</td>
<td>1308 W. North Avenue</td>
<td></td>
</tr>
</tbody>
</table>
SUBJECT: Application for a special use to establish a Medical Cannabis Dispensing Organization.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

515-16-S
APPLICANT: Eco-site
OWNER: Jeane Russell
PREMISES AFFECTED: 5014-60 S. State Street
SUBJECT: Application for a special use to establish a 120' wireless communication facility.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

516-16-Z
APPLICANT: Eco-Site
OWNER: Jeanne Russell
PREMISES AFFECTED: 5014-60 S. State Street
SUBJECT: Application for a variation to reduce the west setback from the required 30' to 25.08' for a proposed 120' wireless communication facility.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

517-16-Z
APPLICANT: Eco-site
OWNER: Jeanne Russell
PREMISES AFFECTED: 5014-60 S. State Street
SUBJECT: Application for a variation to increase the maximum height from the permitted 75' to 120' for a proposed wireless communication facility.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

518-16-Z
APPLICANT: Raven’s Place, LLC dba Universal Entertainment Center
OWNER: Christ Universal Temple, Inc. Illinois not-for-profit corporation
PREMISES AFFECTED: 11901 S. Loomis Street
SUBJECT: Application for a variation to establish a public place of amusement license for a proposed restaurant and banquet hall which is within 125' of an RS-3 zoning district.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Williams (Toia recused).

519-16-S
APPLICANT: Acus Inc. dba Nomobo Salon
OWNER: Firoz 1, LLC Series 1425
PREMISES AFFECTED: 1425 N. Ashland Avenue
SUBJECT: Application for a special use to permit the establishment of a hair salon.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

520-16-Z
APPLICANT: The Creative, LLC, Series 1
OWNER: Same as applicant
PREMISES AFFECTED: 1454 W. Victoria Street
SUBJECT: Application for a variation to reduce the required setback from the required 21.65’ to zero, the front setback from 5.5’ to 0.56’, west setback from 5.7’ to 3.0’, east setback from 5.7’ to 3.88’, combined side setback from 14.25’ to 6.88’ and the minimum required setback from the rear property line and the garage from 2.0’ to zero for a proposed two-story single family residence with an attached one-car garage, with roof deck and front and rear open decks and porches.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

521-16-Z
APPLICANT: The Creative, LLC - Series 1
OWNER: Same as applicant
PREMISES AFFECTED: 1454 W. Victoria Street
SUBJECT: Application for a variation to reduce the required parking spaces from two to one for a proposed two-story single family residence with a one-car attached garage with roof deck, front and rear open decks and porches.
Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

CONTINUANCES

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.
Withdrawn.

214-16-S
APPLICANT: Old Town Ventures, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 517 N. Racine Avenue, Unit 1
SUBJECT: Application for a special use to permit the establishment of a business live/work unit, on the first floor of an existing four-story building.
Withdrawn.
391-16-S  
APPLICANT:  Sarah and Peter Breitlander  
OWNER:  Same as applicant  
PREMISES AFFECTED:  1934 N. Bissell Street  
SUBJECT:  Application for a special use to permit the establishment of a vacation rental unit.  
Withdrawn.

415-16-Z  
APPLICANT:  Jose Roman  
OWNER:  Same as applicant  
PREMISES AFFECTED:  3437 N. Oak Park Avenue  
SUBJECT:  Application for a variation to reduce the north setback from the required 4.0' to 2.2' and the south setback from 4.0' to 2.9' and the combined side setback combination from 9.0' to 5.1' for a second floor addition and a rear open deck with roof onto the existing single family residence.  
Application approved by voice vote.  4-1; yeas – Sercye, Flores, O’Grady, and Toia; nays – Williams.

424-16-S  
APPLICANT:  LaJoie Johnson  
OWNER:  Fourstars, LLC  
PREMISES AFFECTED:  700 E. 47th Street  
SUBJECT:  Application for a special use to permit the establishment of a beauty salon.  
Continued until December 16, 2016 at 2:00 PM.

425-16-Z  
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.  
Continued until November 18, 2016 at 2:00 PM.

428-16-Z  
APPLICANT:  GBM 16th Street Properties, LLC  
OWNER:  Same as applicant  
PREMISES AFFECTED:  3357 W. 16th Street  
SUBJECT:  Application for a variation to reduce the front setback from the required 6.27' to zero, the south setback from 2.0' to zero for a one-story addition, a 9.42' high fence, a rear trash enclosure and one unenclosed parking stall for an existing building with food and
beverage retail sales with accessory liquor sales.

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

446-16-S
APPLICANT: Agata Kubiak, Bernadette Wilczynska
OWNER: Podmajersky Inc.
PREMISES AFFECTED: 1743 S. Halsted Street
SUBJECT: Application for a special use to permit the establishment a body art service (permanent makeup).

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

455-16-A
APPLICANT: MCZ Urban, LLC d/b/a MCZ Development
OWNER: JM3 Bosworth. LLC
PREMISES AFFECTED: 1650-52 N. Bosworth Avenue
SUBJECT: Application for an appeal from the decision of the office of the Zoning Administrator in refusing to recognize legal non-conforming status for the existing 240 square foot on premise monopole sign located at the subject site.

Decision to reverse the Zoning Administrator by voice vote. 3-2; uphold – Sercey and Williams; reverse -- Flores, O’Grady, and Toia.

457-16-Z
APPLICANT: Tonja Hall
OWNER: Standard Bank and Trust Company ATUT # 16044
PREMISES AFFECTED: 3214-16 W. 63rd Street
SUBJECT: Application for a variation to permit the establishment of a public place of amusement license for a banquet hall to provide live music which is located with 125’ of an RS-3 Zoning District.

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

458-16-S
APPLICANT: Tonja Hall
OWNER: Standard Bank and Trust Company ATUT # 18244
PREMISES AFFECTED: 3230-38 W. 63rd Street
SUBJECT: Application for a special use to permit the establishment of an off-site accessory parking lot with forty-eight spaces to serve the proposed banquet hall at 3214-16 W. 63rd Street.

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

460-16-Z
APPLICANT: Tech Development, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1517 W. Superior Street
SUBJECT: Application for a variation to reduce the rear setback from the required 36’-11” to 21’-2”, the east setback from 2’ to zero (west to be 17’-8”) for a proposed stair to access a garage roof top deck which shall also contain the relocated rear yard open space.

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

471-16-Z
APPLICANT: Dihui Yu
OWNER: Nelson Tam
PREMISES AFFECTED: 1452 W. Fuller Avenue
SUBJECT: Application for a variation to reduce the west setback from the required 2.0’ to 0.10’ (east to be 4.0’), the combined side setback from 5’ to 4.10’ to divide an existing zoning lot with an existing one story single family residence and a one-car garage and one-car parking pad.

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 Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams. Meeting went into closed session at 5:59 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams. Meeting returned to open session at 6:50 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of September 16, 2016 made by the Chairman. Second by O’Grady. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

Motion to adjourn made by the Chairman. Second by Flores. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams. Meeting adjourned at 7:00 PM.