

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- September 16, 2016
121 N. LaSalle Street- Room 200**

MINUTES

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

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

Chairman Sercye called meeting to order at 9:16 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with three members present (Sercye, Flores and O’Grady). Williams arrived at 9:30 AM.

Motion to approve the minutes from the August 19, 2016 regular meeting made by the Chairman. Second by Flores. Motion carried 3-0; yeas – Sercye, Flores and O’Grady.

Motion to approve the September 16, 2016 agenda made by the Chairman. Second by Flores. Motion carried 3-0; yeas – Sercye, Flores and O’Grady.

9:00 A.M.

414-16-Z	ZONING DISTRICT: RT-4	WARD: 1
APPLICANT:	Matthew Elliot Greiner Declaration of Trust, dated December 6, 2012	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1553 N. Hoyne Avenue	
SUBJECT:	Application for a variation to reduce the north setback from the required 2.0' to 0.4' (south to be 0.21'), the total combined side setback from 5.0' to 0.25' for a rear two story addition with an extension of the parapet walls, and a rear covered deck on the existing two-story, building to be deconverted from two dwelling units to a single family residence.	
	Application approved by voice vote. 3-0; yeas – Sercye, Flores, and O’Grady (Williams absent).	

415-16-Z	ZONING DISTRICT: RS-2	WARD: 38
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.	
	Continued until October 21, 2016 at 2:00 PM.	

416-16-S **ZONING DISTRICT: B3-2** **WARD: 8**
APPLICANT: Akoua M. Ahiakou / Regina African Hair Braiding
OWNER: Hannah Casey
PREMISES AFFECTED: 9010 S. Cottage Grove Avenue
SUBJECT: Application for a special use to permit the establishment of a hair salon.
Dismissed for want of prosecution.

417-16-S **ZONING DISTRICT: B3-3** **WARD: 20**
APPLICANT: Mauvoleyene Adams
OWNER: The Jazz LLC
PREMISES AFFECTED: 804 E. 64th Street
SUBJECT: Application for a special use to permit the establishment of a hair salon.
Dismissed for want of prosecution.

418-16-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 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.
Continued until November 18, 2016 at 2:00 PM.

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

420-16-Z **ZONING DISTRICT: RT-4** **WARD: 2**
APPLICANT: 1624 W. Pierce, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1624 W. Pierce Avenue
SUBJECT: Application for a variation to reduce the front setback from 12' to 8', the rear setback from 28' to 15', the east setback from 2' to zero, (west to be 2'-8"), combined side setback from 4'-8" to 2'-8" for a three-story single family residence and an open stair to access the proposed garage roof top deck.

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

421-16-Z
APPLICANT: Marc Zahr
OWNER: Same as applicant
PREMISES AFFECTED: 2026-28 N. Honore Street
SUBJECT: Application for a variation to reduce the rear setback from 35' to 2.05', south setback from 3.84' to 2.50', north setback from 3.84' to 0.5', the combined side setback from 9.6' to 3.0' for a four-car garage and an open stair to access the proposed garage roof deck which shall also contain the relocated rear yard open space.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady and Williams.

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

422-16-S
APPLICANT: Norwood Park Wine & Spirits, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 6056 N. Northwest Highway
SUBJECT: Application for a special use to permit the establishment of a liquor store.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady and Williams.

ZONING DISTRICT: B3-1 **WARD: 41**

423-16-Z
APPLICANT: 1935 Erie, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1935 W. Erie Street
SUBJECT: Application for a variation to reduce the rear setback from 34.02' to 22' for a rear two-story open porch with a stair/ landing to access a proposed rooftop deck on the existing two-car garage which shall also contain the relocated 225 square feet of rear yard open space.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady and Williams.

ZONING DISTRICT: RS-3 **WARD: 1**

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 October 21, 2016 at 2:00 PM.

ZONING DISTRICT: B1-1 **WARD: 4**

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

ZONING DISTRICT: B3-3 **WARD: 27**

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 October 21, 2016 at 2:00 PM.

426-16-S **ZONING DISTRICT: B3-1** **WARD: 27**
APPLICANT: The Anawim
OWNER: Same as applicant
PREMISES AFFECTED: 3757-59 W. Division Street
SUBJECT: Application for a special use to permit the establishment of a transitional shelter.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady and Williams.

427-16-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: Volo Holdings, LLC 2233 Washtenaw Series
OWNER: Same as applicant
PREMISES AFFECTED: 2233 N. Washtenaw Avenue
SUBJECT: Application for a variation to reduce the south front setback (W. Lyndale Street) from the required 15' to zero, the east setback from 5' to zero, the unobstructed space located midway between two streets from 10' to zero for a stair to access a roof deck on a proposed garage to serve a proposed three-story, six dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady and Williams.

428-16-Z **ZONING DISTRICT: B3-2** **WARD: 24**
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.
Continued until October 21, 2016 at 2:00 PM.

429-16-Z **ZONING DISTRICT: RS-2** **WARD: 23**
APPLICANT: Alejandro Saenz
OWNER: Same as applicant
PREMISES AFFECTED: 3700 W. 58th Street
SUBJECT: Application for a variation to increase the maximum floor area ratio from .65 to .75 for a second floor addition on to an existing two-story single family residence.

contain the relocated rear yard open space.

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

435-16-Z **ZONING DISTRICT: RS-3** **WARD: 1**
APPLICANT: Corey and Julie Dunne
OWNER: Same as applicant
PREMISES AFFECTED: 1809 W. Race Street
SUBJECT: Application for a variation to reduce the east setback from the required 2.0' to 0.44' (west to be 3.23'), combined side setback from 5.0' to 3.67' for a second floor addition, a rear two-story addition, two unenclosed rear stairways and a rear patio on an existing one-story single family residence.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady and Williams.

436-16-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Greg Lamond
OWNER: Same as applicant
PREMISES AFFECTED: 1844 W. Cuyler Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 33.65' to 1.83', the east setback from 2.0' to 0.26'(west to be 2.8'), combined side setback from 5.0' to 3.06' for a garage roof deck, a screen located on top of the garage and an open stair to provide access to the garage roof deck at the rear of the existing building.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady and Williams.

437-16-Z **ZONING DISTRICT: B3-3** **WARD: 2**
APPLICANT: 1468 N. Ashland LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1468 N. Ashland Avenue
SUBJECT: Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 19.33', the rear setback from the rear property line to the attached garage from 2' to zero for a four-story mixed use building with an attached three-car garage with a roof deck and a roof deck located on the principle building accessed by a roof top pent house stair enclosure.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady and Williams.

438-16-S **ZONING DISTRICT: B3-2** **WARD: 32**
APPLICANT: Development Group LLC- Gold Coast
OWNER: Same as applicant
PREMISES AFFECTED: 2330 N. Leavitt Street
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor of a proposed three-story,

four dwelling unit building.

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

**439-16-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:**

ZONING DISTRICT: B3-2 WARD: 32
Development Group LLC- Gold Coast
Same as applicant
2330 N. Leavitt Street
Application for a variation to increase the area of an accessory building by no more than 10% from the required 864 square feet to 936 square feet, the building will serve a proposed three-story, four dwelling unit building.

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

**440-16-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:**

ZONING DISTRICT: B3-2 WARD: 32
Development Group LLC- Gold Coast
Same as applicant
2330 N. Leavitt Street
Application for a variation to reduce the rear setback from the required 30' to 21'-6" for an open stair to access a garage roof deck that will serve a proposed three-story, four dwelling unit building.

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

**441-16-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:**

ZONING DISTRICT: RT-4 WARD: 32
Sam & Caroline McBride
Same as applicant
1764 N. Wilmot Avenue
Application for a variation to reduce the rear setback from 14.32' to zero for a three-story single family residence with a rear attached garage.

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

**442-16-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:**

ZONING DISTRICT: RT-4 WARD: 32
Sam and Caroline McBride
Same as applicant
1764 N. Wilmot Avenue
Application for a variation to reduce the minimum length of a side for the rear yard open space from 12' to 9'-9" for a proposed three-story single family residence with a rear attached garage.

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

**443-16-S
APPLICANT:
OWNER:**

ZONING DISTRICT: B1-2 WARD: 43
Josh and Amy Sprenger
William and Marilee Sprenger

PREMISES AFFECTED: 1808 N. Sheffield Avenue / 1811-13 N. Clybourn Avenue
SUBJECT: Application for a special use to establish a residential use below the second floor in an existing three-story building being converted from two dwelling units to three dwelling units with a rear three-story addition with a one-story connection at grade.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady and Williams.

444-16-Z **ZONING DISTRICT: B1-2** **WARD: 43**
APPLICANT: Josh and Amy Sprenger
OWNER: William and Marilee Sprenger
PREMISES AFFECTED: 1808 N. Sheffield Avenue / 1811-13 N. Clybourn Avenue
SUBJECT: Application for variations to reduce the minimum lot area from the required 3,000 square feet to 2,835.6 square feet and to reduce the rear setback from 30' to zero on floors containing dwelling units for an existing three-story, two dwelling unit building to be converted to a three dwelling unit building with a rear three-story addition with a one-story connection at grade.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady and Williams.

445-16-Z **ZONING DISTRICT: RT-4** **WARD: 12**
APPLICANT: Eleno & Maria Cazarez
OWNER: Same as applicant
PREMISES AFFECTED: 2630 W. 25th Street
SUBJECT: Application for a variation to reduce the required front setback from 9.72' to zero for a front open deck to serve an existing two-story single family residence.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady 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 Williams. Motion carried 4-0; yeas – Sercye, Flores, O’Grady and Williams. Meeting went into closed session at 12:25 PM.

Motion to return to open session made by the Chairman. Second by O’Grady. Motion carried 4-0; yeas – Sercye, Flores, O’Grady and Williams. Meeting returned to open session at 12:40 PM.

The Chairman moved to recess at 12:45 PM. Second by O’Grady. Motion carried 4-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

The Board reconvened at 2:10 PM. The Chairman undertook a roll call to establish the presence of a quorum. The hearings commenced with three members present (Sercye, O’Grady and Williams). Flores arrived at 2:12 PM.

2:00 P.M.

446-16-S **ZONING DISTRICT: B3-2** **WARD: 11**
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).
Continued until October 21, 2016 at 2:00 PM.

447-16-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: William Jacobs 2006 Revocable Trust
OWNER: Same as applicant
PREMISES AFFECTED: 2615 N. Mildred Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.83' to 2.0', north setback from 2.6' to 0.13'(south setback to be 0.13', combined side setback from 2.6' to 0.26' for a stair to access a roof top deck on an existing two-car garage.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and O’Grady (Williams absent).

448-16-Z **ZONING DISTRICT: DX-7** **WARD: 3**
APPLICANT: Russland Capital Group- South Loop LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1411 S. Michigan Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 2.79' for a proposed fifteen-story building with medical offices, one hundred ninety-nine (mix of efficiency and dwelling) units and the required parking (one hundred and forty one spaces) on floors one through three.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and O’Grady (Williams absent).

449-16-Z **ZONING DISTRICT: DX-7** **WARD: 3**
APPLICANT: Russland Capital Group- South Loop LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1411 S. Michigan Avenue
SUBJECT: Application for a variation to eliminate one of the two required loading berths (10' x 50'). Applicant will provide one 10' x 25' loading berth for a proposed fifteen-story building with medical offices, one hundred ninety-nine (mix of efficiency and dwelling) units and the required parking (one hundred and forty one spaces) on floors one through three.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and O’Grady (Williams absent).

450-16-S **ZONING DISTRICT: PMD No. 8** **WARD: 11**
APPLICANT: 1300 Exchange, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4121 S. Packers Avenue
SUBJECT: Application for a special use to establish and expand the area and use of an existing transfer station and facility in conjunction with Class II, Class III and Class V recycling uses at the subject property.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and O’Grady (Williams absent).

451-16-S **ZONING DISTRICT: PMD No. 8** **WARD: 11**
APPLICANT: 1300 Exchange, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4121 S. Packers Avenue
SUBJECT: Application for a special use to establish and locate a Class III recycling facility in conjunction with a proposed expanded transfer station operation at the subject property.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and O’Grady (Williams absent).

452-16-S **ZONING DISTRICT: PMD No. 8** **WARD: 11**
APPLICANT: 1300 Exchange, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4121 S. Packers Avenue
SUBJECT: Application for a special use to establish and locate a Class V recycling facility in conjunction with a proposed expanded transfer station operation at the subject property.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and O’Grady (Williams absent).

453-16-S **ZONING DISTRICT: RT-4** **WARD: 24**
APPLICANT: Central Action Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1511 S. Trumbull Avenue
SUBJECT: Application for a special use to permit the establishment of a transitional residence.
Continued until December 16, 2016 at 2:00 PM.

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

SUBJECT: Application for a special use to permit the establishment of a drive-through facility to serve a proposed fast food restaurant.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and O’Grady (Williams absent).

460-16-Z **ZONING DISTRICT: RM 4.5** **WARD: 1**
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.
Continued until October 21, 2016 at 2:00 PM.

461-16-Z **ZONING DISTRICT: RT 3.5** **WARD: 10**
APPLICANT: Araceli Diaz
OWNER: Same as applicant
PREMISES AFFECTED: 10733 S. Buffalo Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from the required 35.06' to 2.76', the south setback from 2' to 0.57' (north to be 1.76') the combined side setback from 5' to 2.33' and to reduce the required rear yard open space from 203 square feet to zero in order to legalize a two story, single family residence with an attached two car garage and a front open balcony.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and O’Grady (Williams absent).

462-16-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Andrew Lampert
OWNER: Same as applicant
PREMISES AFFECTED: 3432 N. Seeley Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.72' to 24.54' for an open stair and bridge to access a proposed garage roof deck.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and O’Grady (Williams absent).

463-16-Z **ZONING DISTRICT: B1-3** **WARD: 2**
APPLICANT: Virage LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1023 N. Ashland Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from the required 30' to 2' and the front building line wall from 20' to 16.83' for three trellises on the roof top of a proposed four-story, thirty-three unit building with ground floor office retail space and twenty-five parking spaces.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and O’Grady (Williams absent).

464-16-S **ZONING DISTRICT: B1-1** **WARD: 45**
APPLICANT: Evelyn Mulchrone
OWNER: Theodore Sakir
PREMISES AFFECTED: 5562 W. Farragut Avenue
SUBJECT: Application for a special use to permit the establishment of a beauty salon.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and O’Grady (Williams absent).

465-16-Z **ZONING DISTRICT: RS-1** **WARD: 4**
APPLICANT: Arthur and Elisa Reliford
OWNER: Same as applicant
PREMISES AFFECTED: 4858 S. Kenwood Avenue
SUBJECT: Application for a variation to reduce the north setback from the required 5' to 0.66' measured to the roof overhang (south to remain at zero), combined side setback from 14.4' to 0.66' for a rear one story addition, a rear covered porch and a rear open stairwell providing access to the basement on to an existing two story, single family residence.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and O’Grady (Williams absent).

466-16-S **ZONING DISTRICT: DX-7** **WARD: 42**
APPLICANT: HR Liquors LLC
OWNER: 210 Canal Street, LLC
PREMISES AFFECTED: 210 N. Canal Street
SUBJECT: Application for a special use to permit the establishment of a liquor store.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and O’Grady (Williams absent).

467-16-S **ZONING DISTRICT: C1-2 / RT-4** **WARD: 3**
APPLICANT: Ahmadiyya Movement in Islam, Inc., USA
OWNER: Same as applicant
PREMISES AFFECTED: 4421 S. State Street
SUBJECT: Application for a special use to permit the establishment of a community center in an existing two-story building.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and O’Grady (Williams absent).

468-16-S **ZONING DISTRICT: B1-2** **WARD: 1**
APPLICANT: 825 N Wood Development LLC
OWNER: Same as applicant
PREMISES AFFECTED: 825 N. Wood Street
SUBJECT: Application for a special use to permit the establishment of residential use below the second floor of a proposed four-story, three unit building with an attached four car garage.

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

469-16-Z **ZONING DISTRICT: B1-2** **WARD: 1**
APPLICANT: 825 N Wood Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 825 N. Wood Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 16.6', the south setback from 2' to zero, for an open stair to access a garage roof top deck that will serve a proposed four-story, three dwelling unit building.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and O’Grady (Williams absent).

470-16-Z **ZONING DISTRICT: RT-4** **WARD: 25**
APPLICANT: Dolyva Properties, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1429 W. 16th Street
SUBJECT: Application for a variation to reduce the minimum lot area from the required 6,000 square feet to 5,952 square feet for a proposed three-story, six dwelling unit building with a rear detached six-car garage.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and O’Grady (Williams absent).

471-16-Z **ZONING DISTRICT: RS-3** **WARD: 11**
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.
Continued until October 21, 2016 at 2:00 PM.

472-16-S **ZONING DISTRICT: RS-3 / B3-2** **WARD: 32**
APPLICANT: Steven Power
OWNER: Same as applicant
PREMISES AFFECTED: 1947 W. Cortland Avenue
SUBJECT: Application for a special use to permit the expansion of an existing two-story single family residence with an existing rear two-car detached garage with a rear two-story addition with a rear open balcony at the second level.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and O’Grady (Williams absent).

473-16-Z **ZONING DISTRICT: RS-3 / B3-2** **WARD: 32**
APPLICANT: Steven Power

OWNER: Same as applicant
PREMISES AFFECTED: 1947 W. Cortland Street
SUBJECT: Application for a variation to reduce the west setback from the required 2' to 0.27'(east to be 3.27') , the combined side setback from 4.88' to 3.54' for a rear two-story addition on to an existing two-story single family residence with an existing rear detached two car garage.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and O’Grady (Williams absent).

CONTINUANCES

192-16-S **ZONING DISTRICT: C1-1** **WARD: 39**
APPLICANT: Islamic Center of Chicagoland, Inc.
OWNER: Mohammed Ali
PREMISES AFFECTED: 4856 N. Elston Avenue
SUBJECT: Application for a special use to permit the establishment of a community center in an existing single story building.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and O’Grady (Williams absent).

193-16-S **ZONING DISTRICT: C1-1** **WARD: 39**
APPLICANT: Islamic Center of Chicagoland, Inc.
OWNER: Mohammed Ali
PREMISES AFFECTED: 4846 N. Elston Avenue
SUBJECT: Application for a special use to permit the establishment of a religious assembly facility.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and O’Grady (Williams absent).

194-16-S **ZONING DISTRICT: C1-1** **WARD: 39**
APPLICANT: Islamic Center of Chicagoland, Inc.
OWNER: Mohammed Ali
PREMISES AFFECTED: 4856 North Elston Avenue
SUBJECT: Application for a special use to permit the establishment of accessory off-site parking to serve a religious assembly facility located at 4846 N. Elston Avenue.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and O’Grady (Williams 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, Flores, O’Grady and Williams. Meeting went into closed session at 5:05 PM.

Motion to return to open session made by the Chairman. Second by O’Grady. Motion carried 3-0; yeas – Sercye, Flores, and O’Grady (Williams absent). Meeting returned to open session at 5:20 PM.

393-16-Z ZONING DISTRICT: B2-3 WARD: 27
APPLICANT: 1154 W. Ohio, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1154 W. Ohio Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero for a proposed five car garage with roof deck and an open stair to access the roof deck and a bridge connection from the existing building to the roof deck on the proposed garage.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and O’Grady (Williams absent).

404-16-Z ZONING DISTRICT: B2-3 WARD: 11
APPLICANT: 2109 S. Halsted, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2111 S. Halsted Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero for a proposed four-story, mixed use building, with commercial space and indoor parking at grade level and eighteen dwelling units above.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and O’Grady (Williams absent).

405-16-Z ZONING DISTRICT: B2-3 WARD: 11
APPLICANT: 2109 S. Halsted, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2111 S. Halsted Street
SUBJECT: Application for a variation to reduce the required off-street parking by no more than 20% from eighteen spaces to fifteen spaces for a proposed four-story, mixed use building, with commercial space and indoor parking.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and O’Grady (Williams absent).

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of August 19, 2016 made by the Chairman. Second by O’Grady. Motion carried 3-0; yeas – Sercye, Flores, and O’Grady (Williams absent).

Motion to adjourn made by the Chairman. Second by Flores. Motion carried 3-0; yeas – Sercye, Flores, and O’Grady (Williams absent). Meeting adjourned at 6:45 PM.