CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- April 15, 2016 121 N. LaSalle Street- Room 200

PHYSICALLY PRESENT FOR ALL PORTIONS

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

Chairman Sercye called meeting to order at 9:25 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with four members present (Sercye, Toia, O'Grady and Williams). Flores arrived at 11:00

Motion to approve the minutes from the March 18, 2016 regular meeting made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, O'Grady Toia and Williams.

Motion to approve the April 15, 2016 agenda made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, O'Grady Toia and Williams.

9:00 AM

CONTINUED MATTER FROM MARCH 18, 2016

111-16-Z ZONING DISTRICT:RS-3 WARD:47

APPLICANT: David Berger

OWNER: Jerome and Karen S. Berger **PREMISES AFFECTED:** 1621 W. Berteau Avenue

SUBJECT: Application for a variation to reduce the rear setback from 16.34'

to 8.3'; to reduce the east side setback from 3.44' to 0'; and, to reduce the 225 square feet of rear yard open space to 175 square feet for the proposed sub-division of the existing, subject, 43' x 35' former portion of the subject zoning lot will be combined to an adjacent, 35' x 123.75' zoning lot, located at 4151 N. Paulina Street, resulting in the establishment of such as a 35' x 166.75'

zoning lot

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas -Sercye, Flores, O'Grady, Toia and

APPLICANT: David Berger

OWNER: Jerome and Karen S. Berger **PREMISES AFFECTED:** 1621 W. Berteau Avenue

SUBJECT: Application for a variation to reduce the quantity of off-street

vehicular parking spaces by no more than one for the proposed sub-division of the existing, subject, 43' x 93.7' zoning lot into a 43' x 58.7' zoning lot; this 43' x 35' former portion of the subject zoning lot will be combined to an adjacent, 35' x 123.75 zoning lot, located at 4151 N. Paulina Street, resulting in the establishment of

such as 35' x 166.75' zoning lot.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas -Sercye, Flores, O'Grady, Toia and

Williams.

REGULAR ORDER

146-16-S ZONING DISTRICT:B3-2 WARD:46

APPLICANT: Victoria Smith
OWNER: Nick Tselepatiotis
PREMISES AFFECTED: 3924 N. Broadway

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

beauty salon/ barber shop.

Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas -Sercye, O'Grady, Toia and

Williams.

147-16-S ZONING DISTRICT:B1-3 WARD:43

APPLICANT: WHCP-N 2050 LLC

OWNER: Same as applicant as applicant

PREMISES AFFECTED: 2050 N. Clark Street

SUBJECT: Application for a special use to permit the establishment of a six-

story, thirty four dwelling unit residential building with thirty

required on-site parking spaces on the ground level.

Continued until May 20, 2016 at 9:00 AM.

148-16-Z ZONING DISTRICT:B1-3 WARD:43

APPLICANT: WHCP-N 2050, LLC OWNER: Same as applicant PREMISES AFFECTED: 2050 N. Clark Street

SUBJECT: Application for a variation to increase the maximum allowed

building height from 60' to 66' for a six-story, thirty- four dwelling

unit residential building with parking on the ground floor.

Continued until May 20, 2016 at 9:00 AM.

APPLICANT: WHCP-N 2050, LLC

OWNER: Same as applicant as applicant

PREMISES AFFECTED: 2050 N. Clark Street

SUBJECT: Application for a variation to reduce the required rear west setback

from 30' to 0' for a six-story, thirty-four dwelling unit residential

building with parking on the ground floor. Continued until May 20, 2016 at 9:00 AM.

150-16-Z ZONING DISTRICT:B1-3 WARD:43

APPLICANT: WHCP-N 2050 LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 2050 N. Clark Street

SUBJECT: Application for a variation to reduce the required off street parking

from thirty-four spaces to thirty for a six-story, thirty four dwelling unit residential building with thirty parking spaces on the ground

floor.

Continued until May 20, 2016 at 9:00 AM.

151-16-A ZONING DISTRICT:B1-2 WARD:1

APPLICANT: Golin Family Trust

OWNER: Same as applicant as applicant **PREMISES AFFECTED:** 1370 N. Milwaukee Avenue

SUBJECT: Application for an appeal from the decision of the Office of the

Zoning Administrator in refusing to permit the establishment of an

off-premise advertising sign.

Continued until May 20, 2016 at 9:00 AM.

152-16-S ZONING DISTRICT:PMD-9 WARD:37

APPLICANT: Industrial Metal Enterprise, Inc.

OWNER: 901 N. Kilpatrick, LLC

PREMISES AFFECTED: 901 North Kilpatrick Avenue

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

IV-A recycling facility.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and

Williams.

153-16-A ZONING DISTRICT:B3-2 WARD:40

APPLICANT: Outdoor Impact, Inc.

OWNER: Chgo Fondue Stube, Inc.- Fondue Stube

PREMISES AFFECTED: 2717 W. Peterson Avenue

SUBJECT: Application for an appeal from the decision of the Office of the

Zoning Administrator in refusing to permit the establishment of a

15'x 20' off-premise advertising sign.

Vote to uphold the Zoning Administrator made by Sercye. Vote to reverse the Zoning Administrator made by O'Grady, Toia and Williams. Decision of the Zoning Administrator

reversed by a 3-1 vote.

154-16-A ZONING DISTRICT:B3-2 WARD:47

APPLICANT: Outdoor Impact, Inc.

OWNER: 4811 N Ashland, LLC

PREMISES AFFECTED: 4811 N. Ashland Avenue

SUBJECT: Application for an appeal from the decision of the Office of the

Zoning Administrator in refusing to permit the establishment of a

30'x 28' off-premise/advertising sign.

Vote to uphold the Zoning Administrator made by Sercye. Vote to reverse the Zoning Administrator made by Flores, O'Grady, Toia and Williams. Decision of the Zoning

Administrator reversed by a 4-1 vote.

155-16-A ZONING DISTRICT:C1-3 WARD: 27

APPLICANT: OOS Investments, LLC

OWNER: David Gevercer

PREMISES AFFECTED: 770 N. Milwaukee Avenue

SUBJECT: Application for an appeal from the decision of the Office of the

Zoning Administrator in refusing to permit the establishment of an

off premise sign.

Continued until May 20, 2016 at 9:00 AM.

156-16-S ZONING DISTRICT:B3-1 WARD:15

APPLICANT: Frankie's Place, Inc.
OWNER: 2607 W 47th Street, LLC
PREMISES AFFECTED: 2607 W. 47th Street

SUBJECT: Application for a special use to expand an existing tavern to the

rear of the building and to provide an outdoor patio.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and

Williams.

157-16-Z ZONING DISTRICT:RM-5 WARD:1

APPLICANT: 1542 W Fry, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1542 W. Fry Street

SUBJECT: Application for a variation to reduce the rear setback from 20'-6"

to 8'-6" and to reduce the rear yard open space from the required 145 square feet to zero for a three-story, three dwelling unit

building with a rear three-story open porch/deck and attached three

car garage.

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

158-16-S ZONING DISTRICT:PMD-11A WARD: 25

APPLICANT: Lakeshore Outdoor Advertising, Inc.

OWNER: 88 Investment Group, LLC PREMISES AFFECTED: 841 W. Cermak Street

SUBJECT: Application for a special use to permit the establishment of an off-

premise advertising sign.

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

159-16-Z ZONING DISTRICT:RS-1 WARD:41

APPLICANT: One Via Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 6717 W. Ardmore Avenue

SUBJECT: Application for a variation to reduce the minimum required front

setback from 30' to 7.63'; the east setback from 6.29' to 5.40', the west setback from 6.29' to 3.75' for a total required side setback combination from 18.875' to 9.15' and to reduce the required rear setback from 23.38' to 3.24'; and to reduce the rear yard open space from 341.4 square feet to 165 square feet, for a front open porch, side open deck, second floor addition and an attached two-car

private garage.

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

160-16-Z ZONING DISTRICT:RS-1 WARD:41

APPLICANT: One Via Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 6717 W. Ardmore Avenue

SUBJECT: Application for a variation to increase the maximum floor area

ratio by not more than 0.6 (3,151.542 square feet) for a front open porch, side open deck, second floor addition and an attached two-

car private garage.

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

161-16-Z ZONING DISTRICT:RS-3 WARD:32

APPLICANT: Tim and Ann Morrison
OWNER: Same as applicant
PREMISES AFFECTED: 2245 W. McLean Avenue

REMISES AFFECTED. 2243 W. McLean Avenue

SUBJECT: Application for a variation to increase the existing non-

conforming floor area, not to exceed 15% of the 3,031.26 square feet to 3,475.58 square feet for a second floor addition; a rear, two-story addition and a rear open porch and stair system to access the

garage roof deck.

Motion to approve made by the Chairman. Second by Toia.

Motion carried 3-0; yeas – Sercye, Flores, and Toia.

APPLICANT: Tim and Ann Morrison **OWNER:** Same as applicant

PREMISES AFFECTED: 2245 W. McLean Avenue

SUBJECT: Application for a variation to reduce the required front yard

setback from 14.61' to 7.71'; the rear setback from 30' to 20.94'; the west setback to from 2.0' to 0.53" and the combined setback from 4.8' to 3.31' (2.78' on the east) and to allow 338.9 square feet of rear yard open space to be located on the garage roof deck (the remainder will be at grade) for a second floor addition; a rear two story addition and a rear open porch and stair system to access

the garage roof deck.

Motion to approve made by the Chairman. Second by Toia.

Motion carried 3-0; yeas – Sercye, Flores, and Toia.

163-16-Z ZONING DISTRICT:B3-1 WARD:30

APPLICANT: Casper, Inc. (Matthew Gancarz)

OWNER: Wladyslawa Gancarz

PREMISES AFFECTED: 3246-48 N. Central Avenue

SUBJECT: Application for a variation to permit the establishment of a public

place of amusement license for an existing restaurant which is located within 125' of an RS-2 (Residential Zoning District).

Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Flores, and Williams (Toia

recused).

164-16-Z ZONING DISTRICT:RS-3 WARD:32

APPLICANT: HACM 2, LLC - Washtenaw Series

OWNER: Same as applicant

PREMISES AFFECTED: 2619-21 N. Washtenaw Avenue

SUBJECT: Application for a variation to reduce the required south setback

from 2' to 0.14' (the north setback to be 0.71';) for a total side yard combination from 5' to 0.85' for the sub-division of one zoning lot into two zoning lots measuring 25' x 125.87'; the existing two story, two dwelling unit building at 2621 N. Washtenaw will

remain.

Motion to approve made by the Chairman. Second by Toia.

Motion carried 3-0; yeas – Sercye, Flores, and Toia.

165-16-S ZONING DISTRICT:B2-3 WARD:47

APPLICANT: Oxford Lawrence, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2208 West Lawrence Avenue

SUBJECT: Application for a special use to permit the establishment of six off-

site parking spaces to serve the proposed residential units in an

existing building at 2200 W. Lawrence Avenue.

Motion to approve made by the Chairman. Second by Toia.

Motion carried 3-0; yeas – Sercye, Flores, and Toia.

APPLICANT: 636-38 W 37th Street Inc. **OWNER:** Raymond T. DeGrazia **PREMISES AFFECTED:** 638 W. 37th Street

SUBJECT: Application for a variation to reduce the west side setback from 2'

to 1.8' (east setback to be at 3') for the reduction of the total

combined side setback from 5' to 4.8' for a two-story, single-family residence, with a roof deck, rear, open porch, open deck and roof

top stairway enclosure.

Motion to approve made by the Chairman. Second by Toia; nays – Sercye, Williams; yays – Toia; continued until May 20, 2016 so that absent Board members may read the transcript

and vote pursuant to 65 ILCS 5/11-13-3(e).

167-16-Z ZONING DISTRICT:B2-3 WARD:44

APPLICANT: Forte Royal, Ltd. **OWNER:** Same as applicant

PREMISES AFFECTED: 3717 N. Ashland Avenue

SUBJECT: Application for a variation to reduce the rear yard setback from 30'

to 22' for a rear open stair and landing exceeding 6' in height to

access the roof deck on the existing garage.

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

168-16-Z ZONING DISTRICT:RM-5.5 WARD:44

APPLICANT: Justin Small Same as applicant PREMISES AFFECTED: 2922 N. Sheffield

SUBJECT: Application for a variation to reduce the required rear setback from

36'-9" to 21'-4" for an open stair/bridge that exceeds 6' in height to access a rooftop deck which will provide the rear yard open space

for the subject site.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and

Williams.

169-16-S ZONING DISTRICT:C1-3 WARD:27

APPLICANT: Urban Holiday, LLC

OWNER: Chestnut Marc Venture, LLC- 55

PREMISES AFFECTED: 312 W. Chestnut

SUBJECT: Application for a special use to expand an existing forty-six room

hotel by six rooms for a total of fifty-two rooms.

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

APPLICANT: Urban Holiday, LLC

OWNER: Chestnut Mar Venture, LLC PREMISES AFFECTED: 312 W. Chestnut Street

SUBJECT: Application for a variation to reduce the required off-street parking

to serve a fifty-two room hotel from eight parking spaces to zero.

The subject site qualifies as a transit served location.

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

171-16-Z ZONING DISTRICT:C1-2 WARD:44

APPLICANT: Elizabeth Finan
OWNER: Same as applicant
PREMISES AFFECTED: 3410 N. Halsted Street

SUBJECT: Application for a variation to reduce the minimum lot area to no

less than 90% of the required 3,000 square feet to 2,928 square feet for a four-story, three dwelling unit building with ground floor

office/retail space and three on-site parking spaces.

Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas - Sercye, O'Grady, Toia and

Williams.

172-16-Z ZONING DISTRICT:RS-2 WARD: 41

APPLICANT: Jack Wdowikowski

OWNER: Same as applicant as applicant PREMISES AFFECTED: 7109 W. Schreiber Avenue

SUBJECT: Application for a variation to permit an existing dwelling unit in a

converted single-family residence, for a total of two-dwelling units. Total number of units may not exceed more than one unit

above the buildings original construction.

Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas - Sercye, O'Grady, and Williams

(Toia recused).

173-16-S ZONING DISTRICT: C1-3 WARD: 25

APPLICANT: 1800 Ashland, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1800-04 S. Ashland Avenue/1601-11 W.18th Street

SUBJECT: Application for a special use to permit a 100% reduction in parking

for a three-story, fourteen dwelling unit building with ground floor retail which is located in a transit served location and will be

redeveloped.

Motion to approve subject to the conditions made on the record made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and

174-16-S ZONING DISTRICT:B1-2 WARD:26

APPLICANT: Comet Development 1 LLC

OWNER: Same as applicant

PREMISES AFFECTED: 2432 W. Chicago Avenue

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

residential use below the second floor, for a three-story, five-dwelling unit building with a roof top deck and rooftop stair enclosure and a detached five-car garage with a roof top deck and

open stair access.

Motion to approve subject to the conditions made on the record made by the Chairman. Second by Toia. Motion carried 5-0; yeas — Sercye, Flores, O'Grady, Toia and

Williams.

175-16-Z ZONING DISTRICT:B1-2 WARD:26

APPLICANT: Comet Development 1 LLC

OWNER: Same as applicant

PREMISES AFFECTED: 2432 W. Chicago Avenue

SUBJECT: Application for a variation to reduce the required rear setback from

30' to 21.5' for a three-story, five dwelling unit building with a rooftop deck and roof top stair enclosure and a detached five car

garage with a rooftop deck and stair access.

Motion to approve subject to the conditions made on the record made by the Chairman. Second by Toia. Motion carried 5-0; yeas — Sercye, Flores, O'Grady, Toia and

Williams.

176-16-Z ZONING DISTRICT:B1-2 WARD:26

APPLICANT: Comet Development 1, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 2432 W. Chicago Avenue

SUBJECT: Application for a variation to increase the allowable square footage

of an accessory building by not more than 10% of what is

permitted from 756 square feet to 819 square feet.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and

Williams.

The Board did not recess between the 9:00 AM Session and 2:00 PM Session.

2:00 P.M.

177-16-Z **ZONING DISTRICT:RS-3** WARD:32

APPLICANT: Comet Development 1, LLC PREMISES AFFECTED: 2112 N. Oakley Avenue

Application for a variation to reduce the north setback from 2' to 0', **Subject:**

> (south to be 2.5'), reduce the combined side setback from 4.8' to 2.5', reduce the rear setback from 28' to 21' for a two-story singlefamily residence, roof top stairway enclosure, roof deck, rear open deck and an attached, two-car private garage with a roof deck which will contain the relocated 225 square feet of rear yard open

space.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas - Sercye, Flores, O'Grady, Toia and

Williams.

178-16-S **ZONING DISTRICT:B3-2** WARD:25

APPLICANT: Evans Street, LLC

OWNER: Raul and Mercedes Gomez

PREMISES AFFECTED: 1519 W. 18th Street

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

store on the first floor of an existing building.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas - Sercye, Flores, O'Grady, Toia and

Williams.

179-16-Z **ZONING DISTRICT:C1-5** WARD:1

APPLICANT: Dearborn Developers, LLC

Same as applicant **OWNER:**

PREMISES AFFECTED: 2240 N. Milwaukee Avenue

Application for a variation to reduce the rear yard setback from 35' **SUBJECT:**

> to 12.03' for a six-story mixed use building, with retail space at grade level, thirty-eight dwelling units above and thirty indoor

parking spaces.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas - Sercye, Flores, O'Grady, Toia and

Williams.

ZONING DISTRICT: C1-5 180-16-Z WARD:1

APPLICANT: Dearborn Developers, LLC **OWNER:** Same as applicant as applicant

2240 N. Milwaukee Avenue PREMISES AFFECTED:

Application for a variation to reduce the required off street parking **SUBJECT:**

> from the required thirty-eight parking spaces to thirty parking spaces, for a six-story, mixed use retail building with thirty-eight

dwelling units above and thirty indoor parking spaces.

Withdrawn by the Applicant.

APPLICANT: Denny Development, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3423 N. Hamilton Avenue

SUBJECT: Application for a variation to reduce the required rear setback from

34.72' to 2.33', the north setback from 2' to zero (south setback to be 2'), the total combined side setback from 5' to 2' for a detached two-car private garage with roof deck, an attached fireplace and one open stairwell providing access to the garage roof deck.

Continued until June 17, 2016 at 2:00 PM.

182-16-Z ZONING DISTRICT:RS-3 WARD:32

APPLICANT: Maria T. Hernandez OWNER: Same as applicant

PREMISES AFFECTED: 1859 W. Dickens Avenue

SUBJECT: Application for a variation to reduce the required rear setback from

37.5' to 22.46' for a new detached two-car private garage with roof

deck and one stairwell providing access to the roof deck.

Dismissed for want of prosecution.

183-16-Z ZONING DISTRICT:RS-2 WARD:32

APPLICANT: Michael Kowalczyk **OWNER:** Same as applicant

PREMISES AFFECTED: 2912 N. Rutherford Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 40.45' to 20.25' for a second floor porch and balcony with

roof for the existing 2-story single-family residence.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and

Williams.

184-16-Z ZONING DISTRICT:B3-2 WARD:40

APPLICANT: Replay Andersonville, Inc. **OWNER:** Lakeview Property Rental, LLC

PREMISES AFFECTED: 5356-58 N. Clark Street

SUBJECT: Application for a variation to permit the establishment of a public

place of amusement license, within an existing restaurant which is within 125' of an RS-3 Residential Zoning District; applicant will provide live entertainment, music, DJ, games and a cover charge. Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas — Sercye, Flores, O'Grady, and

Williams (Toia recused).

185-16-S ZONING DISTRICT:B3-1 WARD:41

APPLICANT: Nits N Nats **OWNER:** Lou Karnezis

PREMISES AFFECTED: 7253 W. Touhy Avenue

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

salon.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and

Williams.

186-16-Z ZONING DISTRICT:RT-4 WARD: 1

APPLICANT: Michael and Soyyun Chung

OWNER: Same as applicant **PREMISES AFFECTED:** 2910 W. Palmer Street

SUBJECT: Application for a variation to reduce the front building line setback

from 20' to 8.58 for a 9' high steel pergola on top of an existing

roof deck of a three-story, two-dwelling unit building.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and

Williams.

187-16-Z ZONING DISTRICT:RS-3 WARD:15

APPLICANT: Jose Rojas

OWNER: Same as applicant as applicant

PREMISES AFFECTED: 4856 S. Paulina Street

SUBJECT: Application for a variation to reduce the front setback from 10.29'

to 4.28'; for an open secondary spiral staircase onto an existing

two-story, four-dwelling unit building. **Dismissed for want of prosecution.**

188-16-Z ZONING DISTRICT:RS-3 WARD:47

APPLICANT: Denny Development **OWNER:** Same as applicant

PREMISES AFFECTED: 1924 W. Patterson Avenue

SUBJECT: Application for a variation to reduce the rear setback from 34.99'

to 3', the east setback from 2.4' to zero, (west setback to be 2.0') and to reduce the total side yard setback combination from 6' to 2'

for a proposed detached two-car garage with roof deck.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and

APPLICANT: Denny Development, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 3837 N. Hoyne Avenue

SUBJECT: Application for a variation to reduce the south side setback from

2.8' to zero (north side setback to be 3.5') and to reduce the combined side setback from 7.0' to 3.5' and to reduce the rear setback from 34.748' to 2' for a detached three-car garage with roof

deck and exterior stairs and exterior fireplace.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and

Williams.

190-16-S ZONING DISTRICT:B3-3 WARD:28

APPLICANT: GLPE II, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 21 S. Ashland Avenue

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

residential use below the second floor for a four-story, forty-seven dwelling unit residential building with an attached parking garage. Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and

Williams.

191-16-S ZONING DISTRICT:C1-3 WARD:27

APPLICANT: Montessori Academy of Chicago OWNER: Randolph Adventures, Inc. PREMISES AFFECTED: 1335 W. Randolph Street

SUBJECT: Application for a special use to expand an existing school with two

class rooms to be located in the lower level of the existing

building.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and

Williams.

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.

Continued until June 17, 2:00 PM at the request of the

Applicant.

ZONING DISTRICT:C1-1 193-16-S **WARD:39**

APPLICANT: Islamic Center of Chicagoland, Inc.

Mohammed Ali **OWNER:**

PREMISES AFFECTED: 4846 N. Elston Avenue

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

religious assembly facility.

Continued until June 17, 2:00 PM at the request of the

Applicant.

ZONING DISTRICT:C1-1 194-16-S **WARD:39**

APPLICANT: Islamic Center of Chicagoland, Inc.

Mohammed Ali **OWNER:**

PREMISES AFFECTED: 4856 North Elston Avenue

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

accessory off-site parking to serve a religious assembly facility

located at 4846 N. Elston Avenue.

Continued until June 17, 2:00 PM at the request of the

Applicant.

CONTINUANCES

38-16-S **ZONING DISTRICT:B3-5 WARD:27**

APPLICANT: Mark Twain Hotel, Inc. **OWNER:** Same as applicant

101-13 W. Division Street PREMISES AFFECTED:

SUBJECT: Application for a special use to establish a five-story, 151-room

hotel with ground floor commercial space.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas - Sercye, Flores, O'Grady, Toia and

Williams.

52-16-Z **ZONING DISTRICT:RM-5 WARD:43**

APPLICANT 351 W. Dickens Condominium Association

Same as applicant **OWNER:**

351-53 W. Dickens Avenue PREMISES AFFECTED:

Application for a variation to reduce the west side setback from 5' **SUBJECT:**

to 0' to replace four, open, balconies along the west side of the

building and an open, spiral staircase, which will access a

proposed, rooftop deck from the fourth floor balcony; three, open balconies along the east side of the building, which project over the

public right-of-way, will also be replaced.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas - Sercye, Flores, O'Grady, Toia and

APPLICANT: Regal, Inc. **OWNER:** Joseph Benson

PREMISES AFFECTED: 6947 S. South Chicago Avenue

SUBJECT: Application for a variation to establish a public place of

amusement license for a proposed banquet hall within 125' of an

RS-3, Residential Single-Unit (Detached House) District.

Continued until June 17, 2016 at 2:00 PM.

93-16-Z ZONING DISTRICT:B1-2 WARD:1

APPLICANT: 1110 North Ashland, LLC **OWNER:** Nanc N Ed, LLC, 1110 Series **PREMISES AFFECTED:** 1108-10 N. Ashland Avenue

SUBJECT: Application for a variation to allow for the establishment of a sixth

residential unit on a lot whose area of 5,500 square feet is no less than 90% of the required 6,000 square feet for a proposed, four-story, six-unit building; the ground floor will contain office/retail space and two, enclosed parking spaces, four additional surface

parking spaces will be provided in the rear. Continued until June 17, 2016 at 2:00 PM.

97-16-S ZONING DISTRICT:DX-5 WARD:42 APPLICANT:LG Development Group, LLC – 61 West Erie Series

OWNER: Same as applicant **PREMISES AFFECTED:** 57-61 West Erie Street

SUBJECT: Application for a special use to establish a residential use below

the second floor for a proposed 12-story, 10-unit building with 12 indoor, at-grade parking spaces; the adjacent, three-story, three-unit building will remain unchanged other than being connected to

this proposed development. Withdrawn by the Applicant.

98-16-S ZONING DISTRICT:B3-5 WARD:27

APPLICANT: JAB Merger

OWNER: MRR 227 North LLC

PREMISES AFFECTED: 1546-56 N. Weiland Street/ 227-233 W. North Avenue

SUBJECT: Application for a special use to reduce required residential parking

from the required 60-spaces to 20-spaces to serve a proposed 6-story retail, 42 dwelling unit and 18 efficiency unit building.

Motion to approve subject to the conditions made on the record made by the Chairman. Second by Toia. Motion carried 5-0; yeas — Sercye, Flores, O'Grady, Toia and

APPLICANT: JAB Merger

OWNER: MRR 227 North LLC

PREMISES AFFECTED: 1546-56 N. Weiland Street/ 227-233 W. North Avenue

SUBJECT: Application for a variation to eliminate the one required loading

berth for a six story 60 unit residential building (42 dwelling unit and 18 efficiency units) with 2,400 square feet of commercial

space on the ground floor and 16 parking spaces.

Motion to approve subject to the conditions made on the record made by the Chairman. Second by Toia. Motion carried 5-0; yeas — Sercye, Flores, O'Grady, Toia and

Williams.

100-16-Z ZONING DISTRICT:B3-5 WARD:27

APPLICANT: JAB Merger

OWNER: MRR 227 North LLC

PREMISES AFFECTED: 1546-56 N. Weiland Street/ 227-233 W. North Avenue

SUBJECT: Application for a variation to reduce the rear setback (for floors

containing dwelling units) from 30' to 15' for a six-story 60-unit residential building (42 dwelling units and 18 efficiency units) with 2,400 square feet of commercial space on the ground floor

and 16 parking spaces.

Motion to approve subject to the conditions made on the record made by the Chairman. Second by Toia. Motion carried 5-0; yeas — Sercye, Flores, O'Grady, Toia and

Williams.

107-16-Z ZONING DISTRICT:RM-5 WARD:44

APPLICANT: 658 Melrose, LLC

OWNER: Same as applicant as applicant

PREMISES AFFECTED: 658 W. Melrose Street

SUBJECT: Application for a variation to reduce the rear setback from 34.83'

to 12.43'; to reduce the west side setback from 2' to 0.33'; to reduce the east side setback from 2' to 1'; and, to reduce the combined site

setback from 5' to 1.33' for a proposed, four-story, two-unit building with a rooftop deck and front, attached, two-car garage

accessed directly from West Melrose Street.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and

APPLICANT: 658 Melrose, LLC

OWNER: Same as applicant as applicant

PREMISES AFFECTED: 658 W. Melrose Street

SUBJECT: Application for a variation to increase the maximum allowed

height of 45' by no more than 10% (4.5') for a proposed, four-story, two-unit building with a roof top deck and front, attached, two-car

garage accessed directly from West Melrose Street.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and

Williams.

119-16-Z ZONING DISTRICT:RM-5 WARD:43

APPLICANT: Sandeep Gupta **OWNER:** Same as applicant

PREMISES AFFECTED: 2241 N. Cleveland Avenue

SUBJECT: Application for a variation to reduce the north side setback from 2'

to 0'; to reduce the south side setback from 2' to 0'; and, to reduce the combined side setback from 4.8' to 0' for a proposed, second

floor, rear addition to an existing, two-story, single-family

residence; and, to allow the 126 square feet of rear yard open space to be provided on the rooftop deck proposed to be established on

the proposed, rear, detached, one-car garage which will be accessed via an open stair exceeding 6' in height.

Continued until May 20, 2016 at 2:00 PM.

124-16-S ZONING DISTRICT:M1-2 WARD:24

APPLICANT: Adrian Sanchez/DBA Prefer Valet Parking Service, Inc.

OWNER: Tony Sanchez

PREMISES AFFECTED: 2814-38 West 26th Street

SUBJECT: Application for a special use to permit the establishment of a non-

accessory parking lot.

Continued until May 20, 2016 at 2:00 PM.

APPLICANT: Susan Lee and John Robert Hollender

OWNER: Same as applicant **PREMISES AFFECTED:** 4508 N. Damen Avenue

SUBJECT: Application for a variation to reduce the front setback from 32.97'

to 24.57'; to reduce the rear setback from 38.78'; to 21.52'; to reduce the north side setback from 3.21' to 2.14'; and, to reduce the combined side setback from 8.03' to 6.16 for a proposed, second floor, duplex-up addition into the existing attic of a two-story, two-unit building, to add a rear, three-story, open porch and an open, side stairwell, providing access to a basement which will become a duplex-down unit from the existing first floor unit; a front, attached, three-car garage that is accessed directly from North

Damen Avenue will also be provided.

Motion to deny made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, O'Grady, Toia and

Williams. Request denied.

500-15-Z ZONING DISTRICT:RS-3 WARD:47

APPLICANT: Susan Lee and John Robert Hollender

OWNER: Same as applicant

PREMISES AFFECTED: 4508 N. Damen Avenue

SUBJECT: Application for a variation to increase the pre-existing height of

35.75' by no more than 10% (2.83') for a proposed, second floor, duplex-up addition into the existing attic of a two-story, two-unit building, to add a rear, three-story, open porch and an open, side stairwell, providing access to a basement which will become a duplex-down unit from the existing first floor unit; a front, attached, three-car garage that is accessed directly from North

Damen Avenue will also be provided.

Motion to approve made by the Chairman. Second by Toia. Motion carried 3-1; yeas – Sercye, O'Grady, and Toia; nays --

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 7:37 PM.

Motion to return to open session for voting made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O'Grday Toia and Williams. Meeting returned to open session at 8:15 PM.

Motion to approve updated Rules of Procedure made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and Williams.

Nomination of Toia as Vice-Chairman of the Board made by the Chairman. Motion to approve Toia as Vice-Chair made by the Chairman. Second by O'Grady. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and Williams

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of February 19, 2016 for Board Cal. Nos. 433-15-S, 434-15-Z and 435-15-Z made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and Williams.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of March 18, 2016 made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and Williams.

Motion to adjourn made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and Williams. Meeting adjourned at 8:15 PM.