CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY – AUGUST 21, 2015 121 NORTH LASALLE STREET – ROOM 200

MINUTES

PHYSICALLY PRESENT FOR ALL PORTIONS

Jonathan Swain, Chairman Sol Flores Sam Toia

Chairman Swain called meeting to order at 9:30 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with three members present (Swain, Flores, and Toia).

Motion to approve minutes from the July 17, 2015 regular meeting made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, Flores and Toia.

Motion to approve the August 21, 2015 agenda made by the Chairman. Second by Flores. Motion carried 3-0; yeas – Swain, Flores, and Toia.

9:00 A.M.

284-15-S Zoning District: B3-2 Ward: 47

Applicant: Ricardo Jimenez and Veronica Flores

Owner: same as applicant

Premises Affected: 4153 North Western Avenue

Subject: Application for a special use to establish a residential use below the

second floor for the proposed expansion of an existing, two-story, two-unit building into a three-story, two-unit building; the existing, rear, detached, two-car garage will remain unchanged. Motion to approve by the Chairman. Second by Flores. Motion carried 3-0; yeas —Swain,

Flores and Toia.

285-15-S Zoning District: B3-1 Ward: 28

Applicant: Breakthrough Urban Ministries, Inc.

Owner: Breakthrough Urban Ministries, Inc. & Breakthrough Urban Ministries,

Inc., NFP

Premises Affected: 3211 West Carroll Avenue

Subject: Application to expand an existing special use, which authorized the

establishment of an off-site, accessory parking lot at 326-28 North Kedzie Avenue, through the addition of further accessory parking spaces at 3211 West Carroll Avenue; all such off-site, accessory parking will serve the

existing community center located at 3201-39 West Carroll Avenue. Motion to approve by the Chairman. Second by Flores. Motion carried 3-0; yeas –Swain, Flores and Toia.

286-15-S Zoning District: PMD-5A Ward: 27

Applicant: Acqua Ancient Baths Chicago, LLC/DBA Aire Ancient Bath Chicago

Owner: 770 Partners, LLC

Premises Affected: 770 North Halsted Street

Subject: Application for a special use to establish a physical fitness center. **Motion**

to approve by the Chairman. Second by Flores. Motion carried 3-0;

yeas -Swain, Flores and Toia.

287-15-S Zoning District: B1-5 Ward: 5 **Applicant:** Yassmin Abdalla/DBA Jasmin Nails and Spa

Owner: Panya Vinotai
Premises Affected: 1639 East 55th Street

Subject: Application for a special use to establish a nail salon. **Motion to approve**

by the Chairman. Second by Flores. Motion carried 3-0; yeas

-Swain, Flores and Toia.

288-15-S Zoning District: B3-1 Ward: 34

Applicant: Ha Tran

Owner: same as applicant

Premises Affected: 11213 South Vincennes Avenue

Subject: Application for a special use to establish a nail salon. **Motion to approve**

by the Chairman. Second by Flores. Motion carried 3-0; yeas

-Swain, Flores and Toia.

289-15-S Zoning District: B3-2 Ward: 33

Applicant: Gloria Lissner **Owner:** Pat Pataramekin

Premises Affected: 3124 West Irving Park Road

Subject: Application for a special use to establish a pet shelter/boarding kennel.

Motion to approve by the Chairman. Second by Flores. Motion

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

290-15-Z Zoning District: RS-3 Ward: 8

Applicant: Chris Amatore **Owner:** same as applicant

Premises Affected: 8220 South Maryland Avenue

Subject: Application for a variation to increase the pre-existing floor area of 3,975

square feet by no more than 15% (173 square feet) for a proposed, rear, one-story addition to an existing, three-story, three-unit building. **Motion to approve by the Chairman. Second by Flores. Motion carried 3-0;**

yeas –Swain, Flores and Toia.

291-15-Z Zoning District: RS-3 Ward: 8

Applicant: Chris Amatore **Owner:** same as applicant

Premises Affected: 8220 South Maryland Avenue

Subject: Application for a variation to reduce the rear setback from 37.5' to 32.29'

and to reduce the rear yard open space from 675 square feet to 291 square feet for a proposed, rear, one-story addition to an existing, three-story, three-unit building. **Motion to approve by the Chairman. Second by**

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

292-15-S Zoning District: C1-2 Ward: 32

Applicant: ALCOB Acquisition, LLC

Owner: MEI Realty, Ltd

Premises Affected: 2736 North Ashland Avenue

Subject: Application for a special use to establish a residential use below the

second floor for a proposed, four-story, six-unit building with a rear, detached, six-car garage. Motion to approve by the Chairman. Second by Flores. Motion carried 3-0; yeas –Swain, Flores and Toia.

293-15-Z Zoning District: C1-2 Ward: 32

Applicant: ALCOB Acquisition, LLC

Owner: MEI Realty, Ltd

Premises Affected: 2736 North Ashland Avenue

Subject: Application for a variation to reduce the 6,000 square foot minimum lot

area by no more than 10% to 5,401.37 square feet for a proposed, four-story, six-unit building with a rear, detached, six-car garage. **Motion to approve by the Chairman. Second by Flores. Motion carried 3-0**;

yeas –Swain, Flores and Toia.

294-15-Z Zoning District: C1-2 Ward: 32

Applicant: ALCOB Acquisition, LLC

Owner: MEI Realty, Ltd

Premises Affected: 2736 North Ashland Avenue

Subject: Application for a variation to increase the 900 square foot area within the

rear setback (representing a maximum of 60% of said rear setback), which may be occupied by an accessory building, by no more than 10% to 992.43 square feet for a proposed, four-story, six-unit building with a rear, detached, six-car garage. Motion to approve by the Chairman. Second by Flores. Motion carried 3-0; yeas –Swain, Flores and Toia.

295-15-Z Zoning District: C1-2 Ward: 32

Applicant: ALCOB Acquisition, LLC

Owner: MEI Realty, Ltd

Premises Affected: 2736 North Ashland Avenue

Subject: Application for a variation to reduce the rear setback from 30' to 21.75'

for a proposed, four-story, six-unit building with a rear, detached, six-car garage. Motion to approve by the Chairman. Second by Flores.

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

296-15-S Zoning District: C1-2 Ward: 32

Applicant: ALCOB Acquisition, LLC

Owner: MEI Realty, Ltd

Premises Affected: 2740 North Ashland Avenue

Subject: Application for a special use to establish a residential use below the

second floor for a proposed, three-story, two-unit building with a rear, detached, two-car garage with a roof deck. Motion to approve by the Chairman. Second by Flores. Motion carried 3-0; yeas -Swain,

Flores and Toia.

297-15-Z Zoning District: C1-2 Ward: 32

Applicant: ALCOB Acquisition, LLC

Owner: MEI Realty, Ltd

Premises Affected: 2740 North Ashland Avenue

Subject: Application for a variation to reduce the rear setback from 30' to 23.17'

for a proposed, three-story, two-unit building with a rear, detached, two-car garage with a roof deck. Motion to approve by the Chairman. Second by Flores. Motion carried 3-0; yeas –Swain, Flores and Toia.

298-15-Z Zoning District: RM-5 Ward: 44

Applicant: Magnum Homes, LLC **Owner:** same as applicant **Premises Affected:** 722 West Melrose Street

Subject: Application for a variation to reduce the rear setback from 30.75' to

16.83'; to reduce the west side setback from 3' to 0.5'; and, to reduce the combined side setback from 7.5' to 5' for a proposed, four-story, three-unit building with a rooftop deck and fourth floor, front, open balcony and a rear, attached, three-car garage with a roof deck, upon which will be located the rear yard open space; the proposed garage will be access directly from West Melrose Street via a driveway located at 714 West Melrose Street, the use of which the applicant has secured a permanent easement. Motion to deny by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, Flores and Toia; therefore,

application denied.

299-15-S Zoning District: B1-2 Ward: 47

Applicant: FH7 Lakeview, LLC/DBA Sola Salon Studios c/o Nichole Milz

Owner: STRS L3 ACQ5, LLC

Premises Affected: 3355 North Lincoln Avenue, 2nd Floor

Subject: Special use to establish a hair salon. Motion to approve by the

Chairman. Second by Flores. Motion carried 3-0; yeas –Swain, Flores and Toia.

300-15-S Zoning District: B3-2 Ward: 32

Applicant: Griffith Place, LLC
Owner: 1924 N. Damen, LLC
Premises Affected: 1922 North Damen Avenue

Subject: Application for a special use to establish a beauty salon. Motion to

approve by the Chairman. Second by Flores. Motion carried 3-0;

yeas –Swain, Flores and Toia.

301-15-S Zoning District: B1-2 Ward: 19

Applicant: Kaiisha Dear

Owner: Jaclen and Jonathan Cole
Premises Affected: 2332 West 111th Street

Subject: Application for a special use to establish a beauty salon. **Continued until**

September 18, 2015 at 2:00 PM.

302-15-S Zoning District: B3-2 Ward: 1

Applicant: Angela Hernandez

Owner: Esther and Santiago Salgado Premises Affected: 1847 West Chicago Avenue

Subject: Application for a special use to establish a beauty salon. Motion to

approve by the Chairman. Second by Flores. Motion carried 3-0;

yeas -Swain, Flores and Toia.

303-15-Z Zoning District: RS-3 Ward: 32

Applicant: Laura Holtz **Owner:** same as applicant

Premises Affected: 1732 North Wolcott Avenue

Subject: Application for a variation to increase the pre-existing floor area of 2,578

square feet by no more than 15% (387 square feet) for a proposed, rear, two-story addition with a third floor exterior staircase leading to a proposed rooftop deck on an existing, three-story, three-unit building being converted to a single-family residence which will have a two-story, rear, spiral staircase and will be connected, via a partially below-grade breezeway, to a rear, proposed, two-car garage with a roof deck that is accessed via an exterior staircase. Motion to approve by the Chairman. Second by Flores. 2-1; yeas — Swain and Flores; nays — Toia. Matter continued for absent board member to vote as required by Melrose Park Nat. Bank v. Zoning Board of Appeals of the City of

Chicago, 97 Ill.App.3d 56 (1st Dist. 1979).

304-15-Z Zoning District: RS-3 Ward: 32

Applicant: Laura Holtz

Owner: same as applicant

Premises Affected: 1732 North Wolcott Avenue

Subject: Application for a variation to reduce the rear setback from 33.88' to

22.50'; to reduce the south side setback from 2' to 0.67'; and, to reduce the combined side setback from 4.8' to 4.09' for a proposed, rear, two-story addition with a third floor exterior staircase leading to a proposed rooftop deck on an existing, three-story, three-unit building being converted to a single-family residence which will have a two-story, rear, spiral staircase and will be connected, via a partially below-grade breezeway, to a rear, proposed, two-car garage with a roof deck that is accessed via an exterior staircase. Motion to approve by the Chairman. Second by Flores. 2-1; yeas – Swain and Flores; nays – Toia. Matter continued for absent board member to vote as required by Melrose Park Nat. Bank v. Zoning Board of Appeals of the City of Chicago, 97 Ill.App.3d 56 (1st Dist. 1979).

Ward: 32

Applicant: Laura Holtz **Owner:** same as applicant

305-15-Z

Premises Affected: 1732 North Wolcott Avenue

Zoning District: RS-3

Subject: Application for a variation to reduce the rear yard open space from 225

square feet to 0 square feet for a proposed, rear, two-story addition with a third floor exterior staircase leading to a proposed rooftop deck on an existing, three-story, three-unit building being converted to a single-family residence which will have a two-story, rear, spiral staircase and will be connected, via a partially below-grade breezeway, to a rear, proposed, two-car garage with a roof deck that is accessed via an exterior staircase. Motion to approve by the Chairman. Second by Flores. 2-1; yeas – Swain and Flores; nays – Toia. Matter continued for absent board member to vote as required by Melrose Park Nat. Bank v. Zoning Board of Appeals of the City of Chicago, 97 Ill.App.3d 56 (1st Dist.

1979).

306-15-S Zoning District: C1-2 Ward: 20

Applicant: Prologue, Inc.

Owner: New Beginnings Church of Chicago

Premises Affected: 6620-30 South Dr. Martin Luther King, Jr. Drive

Subject: Application for a special use to establish a high school. Motion to

approve by the Chairman. Second by Flores. Motion carried 3-0;

yeas -Swain, Flores and Toia.

307-15-Z Zoning District: C1-2 Ward: 20

Applicant: Prologue, Inc.

Owner: New Beginnings Church of Chicago

Premises Affected: 6620-30 South Dr. Martin Luther King, Jr. Drive

Subject: Application for a variation to allow for the applicant's 17-space, off-street,

parking requirement to be met through the shared usage of the existing, 121-space, off-street, parking lot serving the New Beginnings Church of Chicago at this location. **Motion to approve by the Chairman. Second**

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

308-15-Z Zoning District: RT-4 Ward: 43

Applicant: Robert Matteson **Owner:** same as applicant

Premises Affected: 2222 North Racine Avenue, Unit 5

Subject: Application for a variation to reduce the rear setback from 37.24' to 29.69'

for a proposed, third floor addition to this individual unit within an existing, two-story, multi-unit building. Continued until November 20,

2015 at 2:00 PM.

309-15-Z Zoning District: RT-4 Ward: 43

Applicant: Robert Matteson **Owner:** same as applicant

Premises Affected: 2222 North Racine Avenue, Unit 5

Subject: Application for a variation to increase the pre-existing floor area of

32,469.55 square feet by no more than 15% (362.91 square feet) for a proposed, third floor addition to this individual unit within an existing, two-story, multi-unit building. **Continued until November 20, 2015 at**

2:00 PM.

310-15-S Zoning District: M1-2 Ward: 5

Applicant: White Castle System, Inc.

Owner: Ingram Family Limited Partnership

Premises Affected: 1550 East 79th Street

Subject: Application for a special use to re-establish a one-story restaurant with a

dual-lane drive-through. Continued until September 18, 2015 at 9:00

AM.

311-15-Z Zoning District: RS-3 Ward: 47

Applicant: MA Capital Fund, LLC, Series 2470

Owner: same as applicant

Premises Affected: 2470 West Berteau Avenue

Subject: Application for a variation to reduce the rear setback from 34.98' to 3.31';

to reduce the east side setback from 2' to 0'; and, to reduce the combined side setback from 5' to 3' for a proposed, rear, detached, two-car garage with an exterior fireplace and a roof deck that is accessed via an exterior staircase. Motion to approve by the Chairman. Second by Flores.

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

312-15-S Zoning District: DX-16 Ward: 42

Applicant: Eating Recovery Center, LLC **Owner:** Chicago Hotel Holdings, LLC

Premises Affected: 150 East Huron Avenue, Floors 12 & 13

Subject: Application for a special use to establish a 24-bed transitional residence.

Motion to approve by the Chairman. Second by Flores. Motion

carried 3-0; yeas -Swain, Flores and Toia.

313-15-Z Zoning District: RT-3.5 Ward: 44 Applicant: Chicago Title Land Trust, No. 8002366263

Owner: same as applicant

Premises Affected: 3528 North Janssen Avenue

Subject: Application for a variation to reduce the front setback from 14.85' to

12.44'; to reduce the rear setback from 34.65' to 2.14'; to reduce the south side setback from 4' to 0.48'; to reduce the north side setback from 4' to 2.05'; and, to reduce the combined side setback from 10' to 2.53' for a proposed, three-story, rear addition to an existing, two-story, single-family residence to which will also be added a covered, open, front porch, an unenclosed, surface, parking space and a raised, rear patio; said single-family residence will be connected to a proposed, rear, two-car garage with a roof deck which is accessed via an open stair exceeding 6' in

height. Continued until October 16, 2015 at 2:00 PM.

314-15-Z Zoning District: RT-3.5 Ward: 44 Applicant: Chicago Title Land Trust, No. 8002366263

Owner: same as applicant

Premises Affected: 3528 North Janssen Avenue

Subject: Application for a variation to increase the pre-existing height of 35' by no

more than 10% (3.39') for a proposed, three-story, rear addition to an existing, two-story, single-family residence to which will also be added a covered, open, front porch, an unenclosed, surface, parking space and a raised, rear patio; said single-family residence will be connected to a proposed, rear, two-car garage with a roof deck which will be accessed via an external, open staircase. **Continued until October 16, 2015 at 2:00**

PM.

315-15-Z Zoning District: RT-4 Ward: 43

Applicant: Evan and Jennifer Djikas

Owner: same as applicant

Premises Affected: 1119 West Drummond Place

Subject: Application for a variation to reduce the west side setback from 2' to 0'; to

reduce the combined side setback from 5' to 2.91'; and, to reduce the rear setback from 37.42' to 22' for a proposed, two-story, rear addition, with a third floor open deck, to an existing three-story, three-unit building being converted to a single-family residence and connected, via a catwalk, to proposed, rear, detached, two-car garage with an exterior fireplace and a

roof deck. Continued until November 20, 2015 at 2:00 PM.

316-15-Z Zoning District: RT-4 Ward: 43

Applicant: Evan and Jennifer Djikas

Owner: same as applicant

Premises Affected: 1119 West Drummond Place

Subject: Application for a variation to increase the pre-existing floor area of

3,779.798 square feet by no more than 15% (478.4722 square feet) for a proposed, two-story, rear addition, with a third floor open deck, to an existing three-story, three-unit building being converted to a single-family residence and connected, via a catwalk, to proposed, rear, detached, two-car garage with an exterior fireplace and a roof deck. **Continued**

until November 20, 2015 at 2:00 PM.

317-15-Z Zoning District: RT-4 Ward: 43

Applicant: Evan and Jennifer Djikas

Owner: same as applicant

Premises Affected: 1119 West Drummond Place

Subject: Application for a variation to increase the 480 square foot area within the

rear setback which may be occupied by an accessory building, by no more than 10% to 498.33 square feet for a proposed, two-story, rear addition, with a third floor open deck, to an existing three-story, three-unit building being converted to a single-family residence and connected, via a catwalk, to proposed, rear, detached, two-car garage with an exterior fireplace and a

roof deck. Continued until November 20, 2015 at 2:00 PM.

318-15-S Zoning District: PMD-11A Ward: 25

Applicant: Cermak Recycling, Inc.

Owner: Donald Andrich

Premises Affected: 1001 West Cermak Road

Subject: Application for a special use to establish a Class V recycling facility.

Continued until November 20, 2015 at 2:00 PM.

319-15-S Zoning District: B1-2 Ward: 1

Applicant: Za Za Zoo Nail Salon, Inc.

Owner: Mia Property Acquisition, LLC

Premises Affected: 1404 West Chicago Avenue

Subject: Application for a special use to establish a nail and waxing salon.

Motion to approve by the Chairman. Second by Flores. Motion

carried 3-0; yeas -Swain, Flores and Toia.

320-15-S Zoning District: B3-5 Ward: 27

Applicant: SC Holdings, LLC **Owner:** same as applicant

Premises Affected: 1409-11 North Wells Street

Subject: Application for a special use to establish a residential use below the

second floor of an existing, one-story building in the rear of the subject property. Motion to approve by the Chairman. Second by Flores.

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

321-15-Z Zoning District: RM-4.5 Ward: 43

Applicant: John and Anne Moroney

Owner: Lowell S. Weil

Premises Affected: 1945 North Burling Street

Subject: Application for a variation to reduce the rear setback from 2' to 0.73'; 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 5' to 0' for a proposed, rear, two-car garage with a rooftop deck accessed by a set of open stairs leading from a proposed, rear, open deck; the existing, three-story, single-family residence will remain unchanged. **Motion to approve by the Chairman. Second by Flores. Motion carried 3-0;**

yeas -Swain, Flores and Toia.

The Chairman moved to recess for lunch at 12:45 PM. Second by Flores. Motion carried 3-0; yeas -- Swain, Flores and Toia.

2:00 P.M.

The Board reconvened for the afternoon session at 2:20 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with three members present (Swain, Flores, and Toia).

322-15-S Zoning District: B3-2 Ward: 15

Applicant: 4320 South Ashland Avenue, LLC

Owner: same as applicant

Premises Affected: 4312-24 South Ashland Avenue

Subject: Application for a special use to establish a payday/title secured loan store.

Motion to approve by the Chairman. Second by Flores. Motion

carried 3-0; yeas -Swain, Flores and Toia.

323-15-S Zoning District: B3-1 Ward: 15 Applicant: Chicago Land Trust Company, No. 132814

Owner: same as applicant
Premises Affected: 2752-58 West 47th Street

Subject: Application for a special use to establish a payday/title secured loan store.

Motion to approve by the Chairman. Second by Flores. Motion

carried 3-0; yeas -Swain, Flores and Toia.

324-15-S Zoning District: B3-2 Ward: 15 Applicant: Chicago Land Trust Company, No. 130244

Owner: same as applicant

Premises Affected: 4333 South Kedzie Avenue

Subject: Application for a special use to establish a payday/title secured loan store.

Motion to approve by the Chairman. Second by Flores. Motion

carried 3-0; yeas -Swain, Flores and Toia.

325-15-S Zoning District: B3-2 Ward: 23 Applicant: Chicago Land Trust Company, No. 131114

Owner: same as applicant

Premises Affected: 3335 West 63rd Street

Subject: Application for a special use to establish a payday/title secured loan store.

Motion to approve by the Chairman. Second by Flores. Motion

carried 3-0; yeas -Swain, Flores and Toia.

CONTINUANCES

20-15-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 establish a Class IV-A recycling facility.

Withdrawn.

100-15-S Zoning District: B3-2 Ward: 11

Applicant: Health Elements Foot Spa, Inc.

Owner: Shi Tan Zheng

Premises Affected: 1125 West 31st Street

Subject: Application for a special use to establish a foot massage salon.

Withdrawn.

164-15-Z Zoning District: RM-5 Ward: 43

Applicant: RT Real Estate, LLC **Owner:** same as applicant

Premises Affected: 1838 North Cleveland Avenue

Subject: Application for a variation to reduce the rear setback from 33.32' to

18.83'; to reduce the north side setback from 2' to 0'; and, to reduce the combined side setback from 4.8' to 3' for a proposed, three-story, single-family residence connected to a proposed, rear, two-car garage with

a roof deck. Continued until September 18, 2015 at 2:00 PM.

177-15-S Zoning District: B3-2 Ward: 50

Applicant: John Nguyen **Owner:** Nitols Associates

Premises Affected: 6025-27 North Lincoln Avenue

Subject: Application for a special use to establish a nail salon. **Motion to approve**

by the Chairman. Second by Flores. Motion carried 3-0; yeas –Swain, Flores and Toia.

180-15-S Zoning District: C1-1 Ward: 8 Applicant:Harborside Illinois Grown Medicine, Inc.

Represented By: Amber Munday

Owner: Greenwood on 87th, LLC Premises Affected: 1111 East 87th Street

Subject: Application for a special use to establish a medical cannabis dispensary.

Continued until November 20, 2015 at 2:00 PM.

183-15-S Zoning District: B3-1 Ward: 41

Applicant: Union Group of Illinois, LLC

Owner: Fitz Holdings, LLC

Premises Affected: 6428-30 North Milwaukee Avenue

Subject: Application for a special use to establish a medical cannabis dispensary.

Continued until December 18, 2015 at 2:00 PM.

184-15-S Zoning District: C2-2 Ward: 50

Applicant: 420 Capital Management, LLC

Owner: 6501 NEC, LLC

Premises Affected: 6501 North Western Avenue

Subject: Application for a special use to establish a medical cannabis dispensary.

Motion to approve by the Chairman. Second by Toia. 2-1; yeas – Swain and Toia; nays – Flores. Matter continued for absent board member to vote as required by *Melrose Park Nat. Bank v. Zoning Board of Appeals of the City of Chicago*, 97 Ill.App.3d 56 (1st Dist.

1979).

187-14-S Zoning District: DX-12 Ward: 4

Applicant: Ciro Rossini

Owner: 705 S. Clark, LLC

Premises Affected: 701-05 South Clark Street

Subject: Application for a special use to establish a non-accessory, surface, parking

lot. Continued until November 21, 2015 at 2:00 PM.

190-15-Z Zoning District: RT-4 Ward: 43

Applicant: Justin Frosolone and Kathleen Bryne

Owner: same as applicant

Premises Affected: 1909 North Bissell Street

Subject: Application for a variation to reduce the rear setback from 37.5' to 0.92';

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 4.98' to 0' for a proposed pergola to be erected on the roof of an existing, rear, detached, three-car garage with an existing roof deck; the existing,

three-story, three-unit building will remain. Motion to approve by the Chairman. Second by Flores. Motion carried 3-0; yeas -Swain,

Flores and Toia.

219-15-A Zoning District: PMD-9 Ward: 37

Applicant: Reliable Asphalt Corporation
Owner: Reliable Materials Corporation
Premises Affected: 4614 West Grand Avenue

Subject: Appeal of a decision by the Zoning Administrator that the proposed

outdoor storage of materials produced by the adjacent recycling facility, which was established pursuant to a special use, would be deemed an increase in the area and function of the aforementioned, existing, adjacent,

special use. Withdrawn.

239-15-Z Zoning District: DX-5 Ward: 2

Applicant: 755 N. Wells, LLC c/o Jenel Management Corporation

Owner: same as applicant

Premises Affected: 755 North Wells Street

Subject: Application for a variation to reduce the length of the off-street loading

space from 10' x 25' x 14' to 10' x 20.58' x 9' for the proposed conversion of a ground floor parking garage into retail space in a three-story, commercial/retail building. **Continued until November 20**,

2015 at 2:00 PM.

255-15-Z Zoning District: B3-1 Ward: 6

Applicant: V75 Limited **Owner:** Charles Taylor

Premises Affected: 125-27 West 75th Street

Subject: Application for a variation to establish a public place of amusement within

125' of an RS-3, Residential Single-Unit (Detached House) District.

Continued until September 18, 2015 at 9:00 AM.

271-15-S Zoning District: PMD-11A Ward: 25

Applicant: The Cermak Group, Ltd. **Owner:** same as applicant

Premises Affected: 1300-16 West Cermak Road

Subject: Application for a special use to establish a one-story restaurant with one

drive-through lane. Continued until September 18, 2015 at 9:00 AM.

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 3-0; yeas – Swain, Flores and Toia. Meeting went into closed session at 5:15 PM.

Motion to return to open session for voting made by Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, Flores and Toia. Meeting returned to open session at 5:45 PM.

Motion to approve written resolutions containing finds of fact consistent with the votes of the Board at its regular meetings of July 17, 2015 made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, Flores and Toia.

Motion to adjourn made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, Flores and Toia. Meeting adjourned at 5:46 PM.