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

#### PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

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

Chairman Sercye called meeting to order at 9:09 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with four members present (Sercye, O'Grady, Toia and Williams). Flores arrived at 9:45 AM.

Motion to approve the minutes from the June 17, 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 July 15, 2016 agenda made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, O'Grady, Toia and Williams.

<u>9:00 A.M.</u>

281-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:B3-1WARD:38Dunning Donuts, Inc, DBA Dunkin DonutsRita Frese4015 N. Narragansett AvenueApplication for a special use to permit the establishment of a drive- through lane to serve a fast food restaurant.Application denied 3-1 via voice vote; yays – Sercye; nays – Flores, O'Grady and Williams (Toia recused).
282-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:RT-4WARD:43Hibernian DevelopmentSame as applicant2106 N. Kenmore AvenueApplication for a variation to reduce the rear yard setback from34.72' to 17.04', the south setback from 2' to 0.43' (north to be0.56'), the total combined setback from 5.0' to 0.99' and to relocatethe 201.5 square feet of rear yard open space to a proposed garageroof deck which will serve a three-story, single family residencewith a rear raised patio, and an open stair to provide access to theroof deck on the garage.Application approved 4-0 via voice vote; yays – Sercye, O'Grady,Toia and Williams (Flores absent).
283-16-S APPLICANT:	ZONING DISTRICT:RM-5WARD:44Baldwin Commodities Corporation

OWNER: PREMISES AFFECTED: SUBJECT:	Lucian T. Baldwin III 860 W. Aldine Avenue, Unit # 3 Application for a special use to permit the establishment of a vacation rental. Application approved 4-0 via voice vote; yays – Sercye, O'Grady, Toia and Williams (Flores absent).
284-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:RT-4WARD:443048 Sheffield, LLCSame as applicant3048 N. Sheffield AvenueApplication for a variation to reduce the rear setback from 29.79' to21.5', the south setback from 2.88' to 0.25' (north to be 3.71'),combined side setback from 7.2' to 3.96' and to allow the relocationof a portion (127.82 square feet) of the rear yard open space to thegarage roof deck (remaining 162.6 square feet will be located atgrade) for a four-story, four-dwelling unit building, a rear raiseddeck, a three-story terrace, a rear patio, an attached two-car garage,a detached two-car garage with a roof deck and an open stair andbridge to access the roof deck.Continued until August 19, 2016 at 2:00 PM.
285-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT:RT-4 WARD:12</li> <li>Daniel Brown</li> <li>Same as applicant</li> <li>3533 S. Hamilton Avenue</li> <li>Application for a variation to permit the establishment of to reduce the required minimum lot area per unit from the required 1,000 square feet to 944.3 square feet per unit which is a 5.57% reduction to the MLA per unit. There will be a total of three units at the subject site.</li> <li>Application approved 5-0 via voice vote; yays – Sercye, Flores O'Grady, Toia and Williams.</li> </ul>
286-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT:RT-3.5 WARD:47</li> <li>Douglas Dickson</li> <li>The Diana C. Small Revocable Trust</li> <li>1312 W. Byron Street</li> <li>Application for a variation to reduce the required rear setback from 30.24' to 1.0', the total combined side setback from 5.0' to 4.0', the required rear property line setback from 2' to 1', for a detached, two-car garage with a roof deck and an open stair to access the roof deck and a roof top pergola.</li> <li>Application approved 5-0 via voice vote; yays – Sercye, Flores O'Grady, Toia and Williams.</li> </ul>
287-16-Z APPLICANT: OWNER:	ZONING DISTRICT:RT-4 WARD:34 John Powen JTA Development, Inc.

PREMISES AFFECTED: SUBJECT:	12234 S. Laflin Street Application for a variation to reduce the front setback from the required 15' to 2.80' and to reduce the setback from the front property line to the overhead garage doors from the required 20' to 8.8', for a two-story, single family residence with an attached two- car garage with a front covered porch and a rear open porch on a lot with no alley access. Application approved 5-0 via voice vote; yays – Sercye, Flores O'Grady, Toia and Williams.
288-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: C1-2WARD: 32Colin YoungSame as applicant3008 W. Fullerton AvenueApplication for a special use to allow one new existing dwelling unit to be located in the basement in an existing two-story building with basement to be converted from two-dwelling units to three- dwelling units.Application approved 5-0 via voice vote; yays – Sercye, Flores O'Grady, Toia and Williams.
289-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:B1-3WARD:4Next Bronzeville, LLCSame as applicant329 E. 35th StreetApplication for a special use to permit the establishment of a nail salon.Application approved 4-0 via voice vote; yays – Sercye, Flores O'Grady, and Toia (Williams recused).
290-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:DX-5WARD:25SP Monroe, LLCSame as applicant1000 W. Monroe StreetApplication for a special use to permit the establishment of an eight- story, twelve-dwelling unit building with ground floor parking spaces.Application approved 5-0 via voice vote; yays – Sercye, Flores O'Grady, Toia and Williams.
291-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:DX-5WARD:25SP Monroe, LLCSame as applicant1000 W. Monroe StreetApplication for a variation to eliminate the one required loadingberth for a proposed eight-story, twelve dwelling unit building withground floor parking spaces.Application compressed 5.0 via value value value.

Application approved 5-0 via voice vote; yays – Sercye, Flores

# O'Grady, Toia and Williams.

292-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:DX-5WARD:25SP Monroe, LLCSame as applicant1000 W. Monroe StreetApplication for a variation to reduce the rear setback from therequired 30' to 15' for an eight-story, twelve-dwelling unit buildingwith ground floor parking spaces.Application approved 5-0 via voice vote; yays – Sercye, FloresO'Grady, Toia and Williams.
293-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:RT-4WARD:43Blackwater Development Co.Same as applicant2675 N. Burling StreetApplication for a variation to reduce the rear setback from therequired 31.68' to 22' for a proposed open catwalk/ bridge from thefour-dwelling unit building to the proposed roof deck to be locatedon the existing detached garage.Continued until August 19, 2016 at 2:00 PM.
294-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:RT- 3.5WARD:44Bosworth 3250 XYZ, LLCSame as applicant3520 N. Bosworth AvenueApplication for a variation to increase the maximum allowedheight from 35' to 36' for a three-story, three-dwelling unitbuilding.Application approved 5-0 via voice vote; yays – Sercye, FloresO'Grady, Toia and Williams.
295-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:RT-3.5WARD:25Bosworth 3520 XYZ, LLCSame as applicant3520 N. Bosworth AvenueApplication for a variation to reduce the minimum lot area from the required 3,750 square feet to 3,713 square feet, for a three- story, three-dwelling unit building.Application approved 5-0 via voice vote; yays – Sercye, Flores O'Grady, Toia and Williams.
296-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:B3-1WARD:23Eternal Studio CorporationTenauk III, LLC6658 W. Archer AvenueApplication for a special use to permit the establishment of a body art services (tattoo) facility.4

# Application approved 5-0 via voice vote; yays – Sercye, Flores O'Grady, Toia and Williams.

297-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:B3-3WARD:28Monroe Street Church of ChristSame as applicant3355 W. Fifth AvenueApplication for a special use to permit the establishment of a one- story religious assembly with three hundred seats and thirty-eight on-site parking spaces.Continued until August 19, 2016 at 2:00 PM.
298-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:C3-2WARD:27832 W. Fulton LLCSame as applicant302 N. Green StreetApplication for a special use to permit an open patio to be locatedon the third floor of a proposed three-story retail and participantsport building.Application approved 4-0 via voice vote; yays – Sercye, FloresO'Grady, and Williams (Toia recused).
299-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:B3-2WARD:32Team vs. Time Chicago, LLCNela Cordero and Henry Cordero2000 W. Armitage AvenueApplication for a variation to permit the establishment of a publicplace of amusement license to provide a cover charge for aninteractive amusement offered to the public on a ticket basis whichshall be located within 125' of an RS-3 Residential District.Continued until August 19, 2016 at 2:00 PM.
300-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:B3-2WARD:32Team vs. Time, LLCVictor Colon2020 W. Armitage AvenueApplication for a special use to permit the establishment of an off- site accessory parking lot to provide the two required parking spaces for the public place of amusement use located at 2000 W. Armitage Avenue.Continued until August 19, 2016 at 2:00 PM.
301-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:DX-7WARD:42ABM Onsite Services- Midwest, Inc.168 N. Clinton, LLC541-53 W. Lake Street / 176-82 N. Clinton StreetApplication for a special use to establish a non-accessory parkinglot for forty parking spaces, in order to operate a non-accessoryparking lot outside of the Central Area Parking District containing

less than two-hundred and forty-nine parking spaces. Application approved 5-0 via voice vote; yays – Sercye, Flores O'Grady, Toia and Williams. 302-16-Z ZONING DISTRICT:DX-7 **WARD:42 APPLICANT:** ABM Onsite Services- Midwest, Inc. **OWNER:** 168 N. Clinton, LLC **PREMISES AFFECTED:** 541-53 W. Lake Street / 176-82 N. Clinton Street **SUBJECT:** Application for a variation to allow an existing curb cut for a parking lot outside of the Central Parking District consisting of less than two hundred and forty-nine spaces accessing from N. Clinton Street and W. Lake Street on a Class 2 Street. Application approved 5-0 via voice vote; vays – Sercye, Flores O'Grady, Toia and Williams. **ZONING DISTRICT:B3-2** 303-16-S **WARD:25 APPLICANT:** Daniel Maldonado **OWNER:** Divva Bhatt **PREMISES AFFECTED:** 1418 W. 18th Street Application for a special use to permit the establishment of a **SUBJECT:** barber shop. Dismissed for want of prosecution. 304-16-Z **ZONING DISTRICT:RS-3 WARD:26 APPLICANT: Keeper Property Holdings** Same as applicant **OWNER:** 2204 W. Ohio Street **PREMISES AFFECTED:** Application for a variation to reduce the required rear setback from **SUBJECT:** 34.75' to 22', the west setback from 2' to 1' (east will remain at 3'); the total combined side setback combination from 4.8' to 4' for a garage roof deck and an open stairwell to provide access to the deck to be located on the garage. Application approved 5-0 via voice vote; vavs – Sercve, Flores O'Grady, Toia and Williams. 305-16-Z **ZONING DISTRICT:RS-3 WARD:26 APPLICANT:** Keeper Property Holdings, LLC Same as applicant **OWNER: PREMISES AFFECTED:** 2206 W. Ohio Street **SUBJECT:** Application for a variation to reduce the required rear setback from 34.75' to 22.', the west setback from 2' to 1' (east to be 3'), the total combined side setback combination from 4.8' to 4' for garage roof deck and open stairwell to provide access to the deck to be located on the garage. Application approved 5-0 via voice vote; vays – Sercye, Flores O'Grady, Toia and Williams. 306-16-S **ZONING DISTRICT:B3-3 WARD:32 APPLICANT:** Yeon Chie

OWNER: PREMISES AFFECTED: SUBJECT:	DBFS, LLC 1931-33 W. Belmont Avenue, Unit C2 Application for a special use to permit the establishment of a nail salon. Application approved 3-0 via voice vote; yays – Sercye, Toia and Williams (Flores and O'Grady absent).	
307-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:B3-2WARD:40Edward McBreartySame as applicant2352 W. WinonaApplication for a special use to permit the establishment of a residential use below the second floor for a three-story, six- dwelling unit building.Application approved 3-0 via voice vote; yays – Sercye, Toia and Williams (Flores and O'Grady absent).	
308-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:B3-2WARD:40Edward McBreartySame as applicant2352 W. Winona StreetApplication for a variation to increase the area of an accessorybuilding by not more than 10% from the allowed 1,095 square feetto 1,111 square feet. The building will serve a three-story, six-dwelling unit building.Application approved 3-0 via voice vote; yays – Sercye, Toia andWilliams (Flores and O'Grady absent).	
309-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:B3-2WARD:40Edward McBreartySame as applicant2352 W. Winona StreetApplication for a variation to reduce the rear setback from the required 30' to 22'- 4" for a three-story, six-dwelling unit building with a six car garage with roof deck and an open stair to access the garage roof deck.Application approved 3-0 via voice vote; yays – Sercye, Toia and Williams (Flores and O'Grady absent).	
310-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:RS-3WARD:32Shakespeare 2214, LLCSame as applicant2214 W. Shakespeare AvenueApplication for a variation to reduce the rear setback from therequired 28' to 21' for an open stair to access the garage roof deck.Application approved 3-0 via voice vote; yays – Sercye, Toia andWilliams (Flores and O'Grady absent).	

311-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:RT-4WARD:43Drummond 1130, LLCSame as applicant1130 W. Drummond PlaceApplication for a variation to reduce the rear setback from therequired 35' to 2', the east setback from 2' to zero (west to be zero),total combined side setback from 5' to zero for an open stair toaccess a garage roof deck on the two-car garage.Application approved 3-0 subject to conditions stated on therecord via voice vote; yays – Sercye, Toia and Williams (Floresand O'Grady absent).
312-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	Zoning District RT-4WARD:1Regina & Luke BakalarSame as applicant1938 W. Crystal StreetApplication for variations to reduce the rear setback from therequired 33.20' to 8.25', the east and west setbacks both from therequired 2.88' to zero; the combined side setback from 7.2' to zerofor an open stair and landing to access the roof top deck whichshall also contain the relocated rear yard open space.Application approved 3-0 via voice vote; yays – Sercye, Toia andWilliams (Flores and O'Grady absent).
313-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT:B3-2 WARD:1</li> <li>649 N. Ashland Gas and Mini-Mart, LLC</li> <li>Global Gas &amp; Oil Co.</li> <li>649 N. Ashland Avenue</li> <li>Application for a special use to permit the expansion of an existing gas station by the construction of a one story convenience store.</li> <li>Application approved 3-0 via voice vote; yays – Sercye, Toia and Williams (Flores and O'Grady absent).</li> </ul>

The Chairman moved to recess at 1:20 PM. Second by O'Grady. Motion carried 3-0; yeas – Sercye, Toia and Williams.

The Board reconvened at 2:18 PM. The Chairman undertook a roll call to establish the presence of a quorum. The hearings commenced with four members present (Sercye, Flores, O'Grady and Toia). O'Grady arrived at 2:30 PM.

#### <u>2:00 P.M.</u>

<b>ZONING DISTRICT:C1-2</b>	WARD:3
M C Oil Group, Inc	
43rd Real Estate, Inc.	
4300 S. State Street	
Application for a special use to allo new building located on an existing	
	M C Oil Group, Inc 43rd Real Estate, Inc. 4300 S. State Street

### four pump gas station. Application approved 4-1 via voice vote; yays – Sercye, Flores, O'Grady and Toia; nays – Williams.

	v / v
315-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:RM-5WARD:43Zaid AlsikafiSame as applicant1427 N. State ParkwayApplication for variations to reduce the rear setback from therequired 36.4' to 2', the north setback from 2' to zero, the southsetback from 2' to 1' and the combined side setback from 5' to 1' foran open bridge to access the garage roof deck that shall alsocontain the relocated rear yard open space.Application approved 5-0 via voice vote; yays – Sercye, FloresO'Grady, Toia and Williams.
316-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:B3-1WARD:30Glory Beauty Salon UnisexBelmont and Cicero, LLC3207 N. Cicero AvenueApplication for a special use to permit the establishment of a hair salon.Application approved 5-0 via voice vote; yays – Sercye, Flores O'Grady, Toia and Williams.
317-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:RS-3WARD:11Scalise Construction Inc.Rosario Scalise1416 W. 31st StreetApplication for a variation to reduce the rear setback from the required 28' to 23', the north setback from 2.8' to 2'(with a south setback of 6') for a proposed single family residence with an attached two-car garage.Application approved 5-0 via voice vote; yays – Sercye, Flores O'Grady, Toia and Williams.
318-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:B3-2WARD:29Kontagious PersonalitiesGualy, Inc. DBA Pioneer Property5943 W. Madison StreetApplication for a special use to permit the establishment of a beauty salon.Application approved 5-0 via voice vote; yays – Sercye, Flores O'Grady, Toia and Williams.
319-16-S APPLICANT: OWNER: PREMISES AFFECTED:	ZONING DISTRICT:M1-1WARD:10Raina Torrence LLCLariba Group, LLC10351 S. Torrence Avenue

SUBJECT:	Application for a special use to permit the establishment of a one- lane drive-through facility to serve a fast food restaurant. Application approved 4-0 via voice vote; yays – Sercye, Flores O'Grady, and Williams (Toia recused).	
320-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:M1-1 Raina Torrence, LLC Lariba Group, LLC 10351 S. Torrence Avenue Application for a variation to reduce from 20.0' to 10.25' for a one-story re lane drive-through. Application approved 4-0 via voic O'Grady, and Williams (Toia recu	estaurant building with a one e vote; yays – Sercye, Flores
321-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT:B2-3</b> 2709 Ashland, LLC Same as applicant 2711 N. Ashland Avenue Application for variations to reduce a required 30' to 22'-6" for an open sta on the proposed six car garage and to accessory building by no more than a square feet to 975 square feet. Application approved 5-0 via void O'Grady, Toia and Williams.	ir to access the rooftop deck o increase the area of an 10% of the 933 allowable
322-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT:B2-3</b> 2709 Ashland, LLC Same as applicant 2717 N. Ashland Avenue Application variations to reduce the 30' to 22'-6" for an open stair to acce proposed six car garage and to increa building by no more than 10% of the 975 square feet. <b>Application approved 5-0 via voic</b> <b>O'Grady, Toia and Williams.</b>	ss the rooftop deck on the ase the area of an accessory 933 allowable square feet to
323-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT:B2-3</b> 2709 Ashland, LLC Same as applicant 2721 N. Ashland Avenue Application for a variations to permit the rear setback from the required 30 access the rooftop deck on the propo- increase the area of an accessory built the 933 allowable square feet to 975 <b>Application approved 5-0 via voic</b>	" to 19'-6" for an open stair to sed six car garage and to Iding by no more than 10% of 5 square feet.

# O'Grady, Toia and Williams.

324-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT:B2-3 WARD:32</li> <li>2709 Ashland, LLC</li> <li>Same as applicant</li> <li>2725 N. Ashland Avenue</li> <li>Application for variations to reduce the rear setback from the required 30' to 22.5' for an open stair to access the rooftop deck on the proposed six car garage and to increase the area of an accessory building by no more than 10% of the 933 allowable square feet to 975 square feet.</li> <li>Application approved 5-0 via voice vote; yays – Sercye, Flores O'Grady, Toia and Williams.</li> </ul>
325-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT:B2-3 WARD:32</li> <li>2709 Ashland LLC</li> <li>Same as applicant</li> <li>2731 N. Ashland Avenue</li> <li>Application for a variations to reduce the rear setback from the required 30' to 22.5' for an open stair to access the rooftop deck on the proposed six car garage and to increase the area of an accessory building by no more than 10% of the 972 allowable square feet to 975 square feet.</li> <li>Application approved 5-0 via voice vote; yays – Sercye, Flores O'Grady, Toia and Williams.</li> </ul>
326-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT:B2-3 WARD:32</li> <li>2709 Ashland, LLC</li> <li>Same as applicant</li> <li>2737 N. Ashland Avenue</li> <li>Application for a variations to reduce the rear setback from the required 30' to 22.5' for an open stair to access the rooftop deck on the proposed six car garage and to increase the area of an accessory building by no more than 10% of the allowable 972 square feet to 975 square feet.</li> <li>Application approved 5-0 via voice vote; yays – Sercye, Flores O'Grady, Toia and Williams.</li> </ul>
327-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT:B2-3 WARD:32</li> <li>2709 Ashland, LLC</li> <li>Same as applicant</li> <li>2743 N. Ashland Avenue</li> <li>Application for variations to reduce the rear setback from the required 30' to 22.5' for an open stair to access the rooftop deck on the proposed six car garage and to increase the area of an accessory building by no more than 10% of the allowable 972 square feet to 975 square feet.</li> <li>Application approved 5-0 via voice vote; yays – Sercye, Flores</li> </ul>

## O'Grady, Toia and Williams.

328-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT:B2-3 WARD:32</li> <li>2709 Ashland, LLC</li> <li>Same as applicant</li> <li>2745 N. Ashland Avenue</li> <li>Application for variations to reduce the rear setback from the required 30' to 22.5' for an open stair to access the rooftop deck on the proposed three-car garage and to increase the area of an accessory building by no more than 10% of the allowable 480 square feet to 493 square feet.</li> <li>Application approved 5-0 via voice vote; yays – Sercye, Flores O'Grady, Toia and Williams.</li> </ul>
329-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:RM-4.5WARD:46933 Belle Plaine, LLCSame as applicant931-33 W. Belle Plaine AvenueApplication for a variation to reduce the rear setback from therequired 39.81' to 25' for a proposed four-story, seventeen-dwellingunit building with required parking located on the ground floor andat the rear of the building with front drive access.Application approved 5-0 via voice vote; yays – Sercye, FloresO'Grady, Toia and Williams.
330-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT:RS-3 WARD:15</li> <li>Chi San Ng</li> <li>Same as applicant</li> <li>4321-25 S. Albany Avenue</li> <li>Application for variations to reduce the north setback from the required 2.0' to 1.5' (south will remain at 0.8'), the combined side setback from the required 5' to 2.3' to allow for the sub-division of an existing zoning lot. 4321 S. Albany will be improved with a proposed single family residence. The existing two-story single family residence at 4325 S. Albany will remain.</li> <li>Application approved 4-0 via voice vote; yays – Flores O'Grady, Toia and Williams (Sercye absent).</li> </ul>
331-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:RS-3WARD:12635 W. Homer, LLCSame as applicant2635 W. Homer StreetApplication for a variation to reduce the rear setback from the required 35' to 2.58', the west setback from2' to zero ( east setback shall be 2'), total combined side setback from 4.8' to 2' for an open stair to access a garage rooftop deck on a proposed two-car garage.Application approved 5-0 via voice vote; yays – Sercye, Flores O'Grady, Toia and Williams.

332-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT:RS-3</b> 2658 W. Homer, LLC Same as applicant 2658 W. Homer Street Application for a variation to allow dir parking for a parcel which alley access pole and or other public appurtenance of existing two-story front building and ar dwelling unit rear building which the gr converted to a three-car garage. <b>Application approved 5-0 via voice</b> <b>O'Grady, Toia and Williams.</b>	is prevented by a utility on a lot which contains an a existing three-story one- round floor is being
333-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT:RS-3</li> <li>Keeper Property Holdings, LLC</li> <li>Same as applicant</li> <li>600 N. Leavitt Street</li> <li>Application for a variation to reduce the required 34.75' to 22' for an open stair deck.</li> <li>Application approved 5-0 via voice O'Grady, Toia and Williams.</li> </ul>	to access a garage roof top
334-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT:B3-3 WARD:4</li> <li>Norflo Holdings Corporation</li> <li>Norman Bolden</li> <li>916-18 E. 43rd Street</li> <li>Application for a special use to permit the establishment of a required off-site parking lot with twenty-eight parking spaces to serve the proposed medium venue live theater with two-hundred and ninety-nine seats located at 930 E. 43rd Street. Two parking spaces will be located on-site of the theater.</li> <li>Application approved 4-1 via voice vote; yays – Sercye, Flores O'Grady, and Toia; nays – Williams.</li> </ul>	
335-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT:RS-3</li> <li>Denny Development</li> <li>Same as applicant</li> <li>2030 W. Fletcher Street</li> <li>Application for a variation to reduce the required 35' to3.25', the west setback for 3.33') and the total combined side setbor open stair to access a garage roof deck garage.</li> <li>Application approved 5-0 via voice O'Grady, Toia and Williams.</li> </ul>	rom 2.48' to 0.5' ( east to be ack from 6.2' to 3.83', for an on a proposed two-car

336-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT:B3-1</b> Romastro, LLC Same as applicant 6154 N. Milwaukee Avenue Application for a special use to permi outdoor patio with canopy on the second and two-story building. <b>Application approved 4-0 via voice</b> <b>O'Grady, and Williams (Toia recus</b> )	ond floor of an existing one e vote; yays – Sercye, Flores
337-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:B3-5 Rosemoor Suites, LLC Same as applicant 1622 W. Jackson Boulevard Application for a special use to permi- hundred and eighteen room hotel. Application approved 5-0 via voice O'Grady, Toia and Williams.	
338-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT:B3-2</li> <li>Meraki Room Chicago</li> <li>Chic Ventures, LLC</li> <li>2028 W. Division Street</li> <li>Application for a special use to permise</li> <li>beauty salon.</li> <li>Application approved 5-0 via voice</li> <li>O'Grady, Toia and Williams.</li> </ul>	
339-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT:DX-5</b> POGN, LLC Same as applicant 216 S. Green Street Application for a special use to permi- residential use below second floor for dwelling unit building with eight part ground level with alley access. <b>Application approved 5-0 via voice</b> <b>O'Grady, Toia and Williams.</b>	r a proposed six-story, eight- king spaces located on the
340-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT:DX-5</b> POGN, LLC Same as applicant 216 S. Green Street Application for a variation to reduce required 30' to zero and the rear encro 2' to zero for a proposed six-story, eig with eight parking spaces located on the statement of	bachment feature setback from ght dwelling unit building

access.

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

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341-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:DX-5WARD:25POGN, LLCSame as applicant220 S. Green StreetApplication for a special use to permit the establishment of residential use below the second floor for a proposed six-story, eight- dwelling unit building with eight parking spaces located on the ground floor with alley access.Application approved 5-0 via voice vote; yays – Sercye, Flores O'Grady, Toia and Williams.
342-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:DX-5WARD:25POGN. LLCSame as applicant220 S. Green StreetApplication for a variation to reduce the rear setback from the required 30' to zero and the rear encroachment feature setback from 2' to zero for a proposed six-story, eight-dwelling unit building with eight parking spaces located on the ground level with alley access.Application approved 5-0 via voice vote; yays – Sercye, Flores O'Grady, Toia and Williams.
343-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:DX-5WARD:25POGN, LLCSame as applicant226 S. Green StreetApplication for a special use to permit the establishment of residential use below the second floor for a proposed six-story, eight-dwelling unit building with eight parking spaces located on the ground floor with alley access.Application approved 5-0 via voice vote; yays – Sercye, Flores O'Grady, Toia and Williams.
344-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:DX-5WARD:25POGN, LLCSame as applicant226 S. Green StreetApplication for a variation to reduce the rear setback from the required 30' to zero and the rear encroachment feature setback from 2' to zero for a six-story, eight dwelling unit building with eight parking spaces located on the ground floor with alley access.

345-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:DX-5 POGN, LLC Same as applicant 232 S. Green Street Application for a special use to establis second floor for a proposed six-story, e with eight parking spaces located on th access. Application approved 5-0 via voice O'Grady, Toia and Williams.	ight-dwelling unit building e ground level with alley
346-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT:DX-5</b> POGN, LLC Same as applicant 232 S. Green Street Application for a variation to reduce the required 30' to zero and the rear encroa 2' to zero for a proposed six,-story, eight with eight ground parking spaces located alley access. Application approved 5-0 via voice of O'Grady, Toia and Williams.	chment feature setback from ht-dwelling unit building ed on the ground floor with
347-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:DX-5 POGN, LLC Same as applicant 236 S. Green Street Application for a special use to establist second floor for a proposed six-story, e with eight parking spaces located on the access. Application approved 5-0 via voice O'Grady, Toia and Williams.	ight dwelling unit building e ground floor with alley
348-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:DX-5 POGN, LLC Same as applicant 236 S. Green Street Application for a variation to reduce the required 30' to zero and the rear encroa 2' to zero for a proposed six-story, eight with eight parking spaces located on the access. Application approved 5-0 via voice of O'Grady, Toia and Williams.	chment feature setback from t dwelling unit building e ground floor with alley

349-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT:RT-4</li> <li>Mirek Dobrowolski</li> <li>Same as applicant</li> <li>3104 N. Kimball Avenue</li> <li>Application for a variation to reduce the required 37.9' to 21.4' for an open stain access a proposed rooftop deck on the garage.</li> <li>Application approved 4-0 via voice variation and Williams (Sercye absent).</li> </ul>	with a connecting bridge to existing detached six-car
350-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT:RT-4</b> Lisa Weinstein & Edward Andrews Same as applicant 1042 W. Diversey Parkway Application for a variation to reduce the required 37.35' to 6.46', the west setback will be 2.17'), the total combined side as an open stair to access a proposed roof detached two-car garage. Application approved 5-0 via voice O'Grady, Toia and Williams.	ck from 2.0' to 1.64', ( east setback from 5.0' to 3.81' for ' top deck on the existing
351-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:RS-2 David and Therese Stoeck Same as applicant 10340 S. Millard Avenue Application for a variation to reduce the setback from 27.74' to 21.0' for a proper residence with an attached two-car gars proposed driveway off of S. Millard A Application approved 5-0 via voice O'Grady, Toia and Williams.	osed two-story single family age accessed from a venue.
<u>CONTINUANCES</u>		
463-15-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT:C1-2</b> Tri City Foods of Illinois, Inc./DBA Ba Restaurant Brands International, Inc. 3953 West Chicago Avenue Application for a special use to re-estat with a drive-through lane. <b>Withdrawn.</b>	
133-16-Z APPLICANT:	<b>ZONING DISTRICT:B2-3</b> Oxford 1, LLC	WARD: 2

Oxford 1, LLC

OWNER: PREMISES AFFECTED: SUBJECT:	Same as applicant 1421-25 W. Fullerton Avenue Application for a variation to reduce the rear setback from 30' to zero for a third floor addition and a fourth floor penthouse addition and two stair tower additions to an existing two-story bank building to be converted to eight dwelling units with eight parking spaces within the lower level. <b>Continued until October 21, 2016 at 2:00 PM.</b>	
203-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:RM-5WARD:432525 Partners, LLCSame as applicant2525 N. Orchard Street, 1st FloorApplication for a special use to permit the establishment of a vacation rental.Application approved 4-1 subject to conditions stated on the record via voice vote; yays – Sercye, Flores O'Grady, and Williams; nays – Toia.	
204-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:RM-5WARD:432525 Partners, LLCSame as applicant2525 N. Orchard Street, 2nd FloorApplication for a special use to permit the establishment of a vacation rental.Application approved 4-1 subject to conditions stated on the record via voice vote; yays – Sercye, Flores O'Grady, and Williams; nays – Toia.	
205-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT:RM-5WARD:432525 Partners, LLCSame as applicant2525 N. Orchard Street, 3rd FloorApplication for a special use to permit the establishment of a vacation rental.Application approved 4-1 subject to conditions stated on the record via voice vote; yays – Sercye, Flores O'Grady, and Williams; nays – Toia.	
214-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT:C2-2 WARD:27</li> <li>Matthew Sinzley and Collin Walker</li> <li>Same as applicant</li> <li>517 N. Racine Avenue, Unit 1</li> <li>Application for a special use to permit the establishment of a business live/work unit, on the first floor of an existing fourstory building.</li> <li>Continued until October 21, 2016 at 2:00 PM.</li> </ul>	

271-16-SZONING DISTRICT:B3-3 WARD:1APPLICANT:West Town Jewelry & Loan, LLCOWNER:2059 W. Chicago, LLCPREMISES AFFECTED:2059 W. Chicago AvenueSUBJECT:Application for a special use to permit the establishment of a<br/>pawn shop.Application approved 5-0 via voice vote; yays – Sercye, Flores<br/>O'Grady, Toia and Williams.

Motion to move into closed session pursuant to: (1) Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session; and (2) pursuant to Section 2(c)(21) of the Open Meetings Act for the Board's semi-annual review of its closed session minutes made by the Chairman. Second by O'Grady. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and Williams. Meeting went into closed session at 6:37 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and Williams. Meeting returned to open session at 7:15 PM.

The Chairman announced that in closed session, the Board had reviewed the Board's closed session minutes and had determined that the need for confidentiality still existed for all closed minutes.

Motion to approve written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of June 17, 2016 with the exception of Board Cal. No. 119-16-Z, made by the Chairman. Second by O'Grady. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and Williams.

Motion to adjourn made by the Chairman. Second by Flores. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and Williams. Meeting adjourned at 7:24 PM.