









to zero, the combined side setback from 5' to zero for an open deck, open stair and landing to access a roof top garage deck which shall contain the relocated rear yard open space.

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

**254-16-Z  
APPLICANT:  
OWNER:  
PREMISES AFFECTED:  
SUBJECT:**

**ZONING DISTRICT:RS-3**

**WARD:47**

Todd A.Mazur  
Todd and Danett Mazur  
3919 N. Hamilton Avenue

Application for a variation to reduce the rear setback from the required 34.72' to 2.5', the north setback from 2.4' to zero (south setback to be 2') the combined side setback from 6' to 2' for an open stair to access a garage roof top deck.

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

**255-16-Z  
APPLICANT:  
OWNER:  
PREMISES AFFECTED:  
SUBJECT:**

**ZONING DISTRICT:RS-3**

**WARD:47**

1248 W. Grace LLC  
Same as applicant  
1828 W. Melrose Street

Application for a variation to reduce the required rear setback from 35.02' to 2', the west setback from 2' to zero (the existing east setback is 2'), the combined side setback from 4.8' to 2', for a metal stair to access a garage rooftop deck on the existing two-car garage.

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

**256-16-S  
APPLICANT:  
OWNER:  
PREMISES AFFECTED:  
SUBJECT:**

**ZONING DISTRICT:C1-2**

**WARD:33**

Igor Pesotsky  
Elston View Development, LLC  
3501 N. Elston Avenue

Application for a special use to permit the establishment of a business live/work unit.

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

**257-16-Z  
APPLICANT:  
OWNER:  
PREMISES AFFECTED:  
SUBJECT:**

**ZONING DISTRICT:RS-3**

**WARD:32**

GXSR LLC, 3302 N Hamilton Series  
Same as applicant  
3302 N. Hamilton Avenue

Application for a variation to reduce the rear setback from 34.70' to 2', the south setback to zero and the north setback to be 2', the combined side setback from 5' to 2' for an open stair and landing to access a rooftop deck on the garage which will contain the relocated rear yard open space.

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





**PREMISES AFFECTED:** 6060 N. Northwest Highway  
**SUBJECT:** Application for a special use to permit the establishment of hair salon.  
**Motion to approve made by the Chairman. Second by Toia.**  
**Motion carried 4-0; yeas –Sercye, Flores, O’Grady and Toia.**

**266-16-Z** **ZONING DISTRICT:RS-3** **WARD:1**  
**APPLICANT:** Molly Miner and Alex Rosenthal  
**OWNER:** Molly Miner  
**PREMISES AFFECTED:** 2522 W. Lyndale Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from 30.94' to 27.76', the west setback from 2.24' to 0.6' (east to remain 8.71') the combined side yard setback shall be 9.31', for a proposed rear two-story addition to an existing two-story single family residence.  
**Motion to approve made by the Chairman. Second by Toia.**  
**Motion carried 4-0; yeas –Sercye, Flores, O’Grady and Toia.**

**267-16-Z** **ZONING DISTRICT:RT-4** **WARD:43**  
**APPLICANT:** Kenmore Estates, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1930 N. Kenmore Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 28' to 21.5' for a rear open stair to access a garage roof deck to be located on the roof of the existing three-car garage.  
**Motion to approve made by the Chairman. Second by Toia.**  
**Motion carried 4-0; yeas –Sercye, Flores, O’Grady and Toia.**

**268-16-S** **ZONING DISTRICT:C2-5** **WARD:27**  
**APPLICANT:** Spancil Hill Development, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 204 N. Halsted Street  
**SUBJECT:** Application for a special use to permit the establishment of an outdoor rooftop patio to be located on a proposed second floor onto an existing one-story building.  
**Motion to approve made by the Chairman. Second by Flores.**  
**Motion carried 3-0; yeas –Sercye, Flores and O’Grady (Toia recused).**

**269-16-Z** **ZONING DISTRICT:DX-12** **WARD:4**  
**APPLICANT:** 11th Street Wabash, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1101 S. Wabash Avenue  
**SUBJECT:** Application for a variation to reduce the length of the required loading berth from 10' x 50' to 10' x 25' for a proposed thirty-story hotel.  
**Withdrawn by the Applicant.**

**270-16-S** **ZONING DISTRICT:PMD No. 11** **WARD:25**  
**APPLICANT:** Lakeshore Outdoor Advertising Inc.

**OWNER:** 1856-1902 S Lumber, LLC  
**PREMISES AFFECTED:** 1900 S. Lumber Street  
**SUBJECT:** Application for a special use to permit the establishment of an off-premise advertising sign on an existing building.  
**Motion to approve made by the Chairman. Second by Toia.**  
**Motion carried 4-0; yeas –Sercye, Flores, O’Grady and Toia**

**271-16-S** **ZONING DISTRICT:**B3-3 **WARD:**1  
**APPLICANT:** West Town Jewelry & Loan, LLC  
**OWNER:** 2059 W. Chicago, LLC  
**PREMISES AFFECTED:** 2059 W. Chicago Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a pawn shop.  
**Continued until July 15, 2016 at 2:00 PM.**

**272-16-Z** **ZONING DISTRICT:**B3-2 **WARD:**32  
**APPLICANT:** Justin Sebastian  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2520 N. Ashland Avenue  
**SUBJECT:** Application for a variation to permit the establishment of to reduce the required rear yard from 30.0' to 24.22' on floors containing dwelling units for a proposed garage roof deck and bridge with an open stair to access the deck on the roof of the garage.  
**Motion to approve made by the Chairman. Second by Flores.**  
**Motion carried 3-0; yeas –Sercye, Flores and O’Grady (Toia absent).**

**273-16-S** **ZONING DISTRICT:**B1-3 **WARD:**3  
**APPLICANT:** Lilly Pham  
**OWNER:** Mohammad Akhras  
**PREMISES AFFECTED:** 229 E. 47th Street  
**SUBJECT:** Application for a special use to permit the establishment of nail salon.  
**Motion to approve made by the Chairman. Second by Flores.**  
**Motion carried 3-0; yeas –Sercye, Flores and O’Grady (Toia absent).**

**274-16-Z** **ZONING DISTRICT:**RS-3 **WARD:**47  
**APPLICANT:** Jessica Ransom  
**OWNER:** Jessica Ransom and Jermaine M. Marks  
**PREMISES AFFECTED:** 2436 W. Addison Street  
**SUBJECT:** Application for a variation to reduce the east yard setback from the required 2.42' to 0.13' (west to remain at 3.08'), the combined side yard setback from 6.04' to 3.21', to subdivide an existing zoning lot into two zoning lots. The existing building at 2436 W. Addison will remain.  
**Motion to approve made by the Chairman. Second by Toia.**  
**Motion carried 4-0; yeas –Sercye, Flores, O’Grady and Toia**









