CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- June 17, 2016

121 N. LaSalle Street- Room 200

PHYSICALLY PRESENT FOR ALL PORTIONS

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

Chairman Sercye 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 four members present (Sercye, O'Grady, and Toia). Flores arrived at 9:55 AM.

Motion to approve the minutes from the May 20, 2016 regular meeting made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, O'Grady and Toia.

Motion to approve the June 17, 2016 agenda made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, O'Grady and Toia.

9:00 A.M.

238-16-S ZONING DISTRICT:M1-1 WARD:41

APPLICANT: Harlem 2016, LLC

OWNER: Joanne Brzozowski & Justine J, Brzozowski

PREMISES AFFECTED: 6340 N. Harlem Ave. / 6340 N. Northwest Highway

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

through to service a restaurant building.

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

recused).

239-16-Z ZONING DISTRICT:RT-4 WARD:43

APPLICANT: 2641 N. Racine, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 2641 N. Racine Avenue

SUBJECT: Application for a variation to reduce the rear setback from 36.68'

to 3.6', south setback from 2' to zero and the combined side setback from 4.8' to zero for a proposed open stair to access a roof top deck

on an existing garage.

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

absent).

240-16-Z ZONING DISTRICT:RS-3 WARD:1

APPLICANT: Indigo Dev LLC Series D

OWNER: Same as applicant

PREMISES AFFECTED: 519 N. Hartland Court

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

22.12' to 14.50', reduce the north and south setbacks from the required 2' to zero, reduce the required combined side yard setback from 4.6' to zero for an attached garage with an open stair to access

the garage roof top deck.

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

absent).

241-16-Z ZONING DISTRICT:RS-3 WARD:1

APPLICANT: Indigo Dev LLC, Series D

OWNER: Same as applicant **PREMISES AFFECTED:** 521 N. Hartland Court

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

required 22.12' to 11.03', the south setback from 2' to zero, the total combined side setback from 4.6' to 2.5' for an attached garage and an open stair to access a garage roof top deck which shall contain

the relocated rear yard open space.

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

absent).

242-16-Z ZONING DISTRICT:RT-4 WARD:43

APPLICANT: 850 W. Wrightwood, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 850 W. Wrightwood Avenue

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

37.5' to 22' for an open stair to access a roof top deck which will be

located on an existing three-car garage.

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

absent).

243-16-Z ZONING DISTRICT:RT-4 WARD:43

APPLICANT: 2019 N. Racine, LLC Same as applicant PREMISES AFFECTED: 2019 N. Racine Avenue

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

required 37.22' to 21.2' for an open stair to access a roof top deck

which will be located on an 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.

244-16-Z ZONING DISTRICT:RM-5 WARD:27 APPLICANT:Peerless Capital Management LLC-MSC Series

OWNER: Same as applicant PREMISES AFFECTED: 1540 N. Wieland Street

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

required 11.31' to 4.83', the side setbacks from the required 5.05' to 3.9' (0.41' on the south and 3.5' on the north), the front garage setback from 20' to 12', the rear setback from 26.39' to 0.58', an increase in the maximum height not to exceed 10% from 45' to 49.5' and to eliminate the required 124.96 square feet of rear yard open space to zero for a four-story, single family residence with indoor parking with front drive access off of North Weiland Street. **Continued until August 19, 2016 at 2:00 PM.**

245-16-Z ZONING DISTRICT:RT-4 WARD:44

APPLICANT: 3841 N Janssen, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3841 N. Janssen Avenue

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

53' to 24' for an open stair to access a garage roof top deck 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.

246-16-Z ZONING DISTRICT:C1-2 WARD:1

APPLICANT: 312 Pizza Ventures, LLC

OWNER: Duntell, LLC

PREMISES AFFECTED: 1824-32- W. Division Street

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-3 Residential Zoning District.

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

recused).

247-16-Z ZONING DISTRICT:RT-4 WARD:1

APPLICANT: Alex Ivankevych **OWNER:** Maria Nolfi

PREMISES AFFECTED: 1935 W. Ohio Street

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

26.6' to 16', the combined side setback from 4.8' to 2' (2' on the west and zero on the east), for an open stair to access a garage rooftop deck which will contain the relocated 149 square feet of

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.

248-16-Z ZONING DISTRICT:RT-4 WARD:1

APPLICANT: Maria Nolfi **OWNER:** Same as applicant **PREMISES AFFECTED:** 1933 W. Ohio Street

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

required 2' to zero to allow for the division of a lot. The existing two-story residential building will remain on the lot at 1933 W.

Ohio Street.

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

249-16-S ZONING DISTRICT:B3-2 WARD:44

APPLICANT: B. Rose Inc.

OWNER: 3341-43 N. Southport Ave, LLC **PREMISES AFFECTED:** 3341 N. Southport Avenue

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

salon.

Continued until August 19, 2016 at 2:00 PM.

250-16-Z ZONING DISTRICT:RS-3 WARD:47

APPLICANT: Walsh & Sons Construction

OWNER: Same as applicant **PREMISES AFFECTED:** 3932 N. Bell Avenue

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

from 34.75' to 2', the north setback from 2.4' to zero, the south setback from 2.4' to zero, the total combined side setback from 6' to zero for an open stair to access a garage roof top deck on an

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.

251-16-Z ZONING DISTRICT:RM-5.5 WARD:27

APPLICANT: Wathiq Hindo & Nidhal Hindo

OWNER: Same as applicant **PREMISES AFFECTED:** 1455 N. Wieland Street

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

required 12.26' to 6.21', the north setback from 5' to 3' (south to be 5'), the combined side yard setback from 16' to 8', the rear yard setback from 30.66' to 5' for a proposed four-story, nine-dwelling

unit building.

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

252-16-S ZONING DISTRICT:B3-2 WARD:40

APPLICANT: Princess Nails of Chicago Corp
OWNER: Chicago Title Land Trust
PREMISES AFFECTED: 6549 N. Clark Street

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

salon.

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

253-16-Z ZONING DISTRICT:RM-5 WARD:44

APPLICANT: Castleview Holdings/ 1320 Wrightwood LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 3533 N. Wilton Avenue

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

required 37.35' to 21.47', the north and south side setback from 2'

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 roor yard open space.

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 ZONING DISTRICT:RS-3 WARD:47

APPLICANT: Todd A.Mazur

OWNER: Todd and Danett Mazur **PREMISES AFFECTED:** 3919 N. Hamilton Avenue

SUBJECT: 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 ZONING DISTRICT:RS-3 WARD:47

APPLICANT: 1248 W. Grace LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1828 W. Melrose Street

SUBJECT: 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 ZONING DISTRICT:C1-2 WARD:33

APPLICANT: Igor Pesotsky

OWNER: Elston View Development, LLC

PREMISES AFFECTED: 3501 N. Elston Avenue

SUBJECT: 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 ZONING DISTRICT:RS-3 WARD:32

APPLICANT: GXSR LLC, 3302 N Hamilton Series

OWNER: Same as applicant

PREMISES AFFECTED: 3302 N. Hamilton Avenue

SUBJECT: 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.

258-16-Z ZONING DISTRICT:RM-5 WARD:46

APPLICANT: Coen Construction, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 3729 N. Wilton Avenue

SUBJECT: Application for a variation to reduce the front setback from 14.42'

to 10.08' for a proposed four-story, six dwelling unit building.

Continued until August 19, 2016 at 2:00 PM.

259-16-Z ZONING DISTRICT:RS-3 WARD:47

APPLICANT: Drummin Development, Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 1421 W. Warner Avenue

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

2.33', the east setback from 2' to zero, the west setback from 2' to zero, the combined side setback combination from 5' to zero for an

open stair to access roof top deck on an existing garage.

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

260-16-Z ZONING DISTRICT:RS-3 WARD:47

APPLICANT: Drummin Development, Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 1423 W. Warner Avenue

SUBJECT: Application for a variation to reduce the rear setback from 35.0' to

2.33', the east setback from 2' to zero, the west setback from 2' to zero, the combined side setback from 5' to zero for an open stair to

access a roof deck on an existing garage.

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

absent).

261-16-S ZONING DISTRICT:B3-2 WARD:40

APPLICANT: Nazar Karabinovich **OWNER:** Same as applicant

PREMISES AFFECTED: 5003 N. Western Avenue

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

residential use below the second floor in an existing two-story, two dwelling unit building to be converted to a single family residence Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas —Sercye, Flores, and Toia (O'Grady)

absent).

262-16-Z ZONING DISTRICT:B3-2 WARD:40

APPLICANT: Nazar Karabinovich
OWNER: Same as applicant

PREMISES AFFECTED: 5003 N. Western Avenue

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

to 2' for two-story, two-dwelling unit building to be converted to a

single family residence with a third floor addition, an open rear deck, an open stair to access the roof top deck located on the garage.

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

absent).

263-16-S **ZONING DISTRICT:RM 4.5 WARD:48**

APPLICANT: Shawn Joyce Same as applicant **OWNER:**

PREMISES AFFECTED: 1465 W. Balmoral Avenue, 2nd Floor

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

vacation rental.

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

absent).

264-16-Z **ZONING DISTRICT:B1-1 WARD:23**

APPLICANT: Eduardo Garza **OWNER:** Same as applicant PREMISES AFFECTED: 6136 S. Pulaski Road

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

place of amusement license for an existing banquet hall 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 Toia (O'Grady

absent).

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by Chairman. Second by Flores. Motion carried 4-0; yeas – Sercye, Flores, O'Grady and Toia. Meeting went into closed session at 1:15 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, O'Grady and Toia. Meeting returned to open session at 1:25 PM.

The chairman moved to recess at 2:00 PM. Second by O'Grady. Motion carried 4-0; yeas - Sercye, Flores, O'Grady and Toia.

The Board reconvened at 2:20 PM. The Chairman undertook a roll call to establish the presence of a quorum. The hearings commenced with four members present (Sercve, Flores, O'Grady and Toia).

2:00 PM

265-16-S **ZONING DISTRICT:B3-1 WARD:41**

APPLICANT: Thread House Inc.

6060 N Northwest Highway, LLC OWNER:

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.

Motion carried 4-0; yeas –Sercye, Flores, O'Grady and Tola

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

275-16-Z ZONING DISTRICT:RS-3 WARD:47

APPLICANT: Jeffrey Emery & Tiffany Emery

OWNER: Same as applicant **PREMISES AFFECTED:** 2434 W. Addison Street

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

required 2.13' to 0.92' (west setback to be 2.67'), the combined side setback from 5.34' to 3.59' for a proposed two-story, single family

residence with a rear detached garage.

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

276-16-Z ZONING DISTRICT:RT-4 WARD:1

APPLICANT: NBM Development, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 2412 W. Lyndale Street

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

required 33.15' to 23' for an open stair/ bridge to access the roof top deck on the existing detached four- car garage which will also

contain the relocated rear yard open space.

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

absent).

277-16-S ZONING DISTRICT:B3-2 WARD:9

APPLICANT: OWNER: PREMISES AFFECTED:NBT Partners, LLC
City of Chicago
400 E. 107th Street

SUBJECT: Application for a special use to permit the establishment of a 120-

foot wireless communication facility- freestanding tower.

Application approved by voice vote. 3-0; yeas -Flores, Toia

and O'Grady (Sercye recused).

278-16-Z ZONING DISTRICT:B3-2 WARD:9

APPLICANT: NBT Partners, LLC OWNER: City of Chicago PREMISES AFFECTED: 400 E. 107th Street

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

the rear property line to 26' for a proposed 120- foot wireless

communication facility free-standing tower.

Application approved by voice vote. 3-0; yeas -Flores, Toia

and O'Grady (Sercye recused).

279-16-S ZONING DISTRICT:RS-3 WARD:17

APPLICANT: NBT Partners, LLC
OWNER: City of Chicago
PREMISES AFFECTED: 7356 S. Morgan Street

SUBJECT: Application for a special use to permit the establishment of a 120-

foot wireless communication facility-freestanding tower.

Application approved by voice vote subject to the conditions stated on the record. 3-0; veas -Flores, Toia and O'Grady (Sercye recused).

280-16-Z **ZONING DISTRICT:B2-3** WARD:1

APPLICANT: EZMB. LLC

Chicago Title and Land Trust Company ATUT 8002360936 **OWNER:**

1427 W. Grand Avenue PREMISES AFFECTED:

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

the required 8.04' to zero, the south front setback from 9.58' to 1', the east setback from 5' to zero, for a proposed four-story, four dwelling unit building with an attached garage with front drive

access on Ferdinand Street.

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

CONTINUANCES

76-16-Z **ZONING DISTRICT:C1-2 WARD: 20**

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

PREMISES AFFECTED: 6947 S. South Chicago Avenue

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

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

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

Withdrawn by Applicant.

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

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

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, fourstory, 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.

Withdrawn by Applicant.

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

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

PREMISES AFFECTED: 2241 N. Cleveland Avenue

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

> 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.

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

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 4-0; yeas – Sercye, Flores, O'Grady and Toia. Meeting went into closed session at 5:43 PM.

Motion to return to open session made by the Chairman. Second by O'Grady. Motion carried 4-0; yeas – Sercye, Flores, O'Grady and Toia. Meeting returned to open session at 5:55 PM. O'Grady left at 5:57 PM.

181-16-Z ZONING DISTRICT:RS-3 WARD: 32

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.

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

absent).

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 September 16, 2016 at 2:00 PM.

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

APPLICANT: Islamic Center of Chicagoland, Inc.

OWNER: Mohammed Ali

PREMISES AFFECTED: 4846 N. Elston Avenue

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

religious assembly facility.

Continued until September 16, 2016 at 2:00 PM.

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

APPLICANT: Islamic Center of Chicagoland, Inc.

OWNER: Mohammed Ali

PREMISES AFFECTED: 4856 North Elston Avenue

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

accessory off-site parking to serve a religious assembly facility

located at 4846 N. Elston Avenue.

Continued until September 16, 2016 at 2:00 PM.

196-16-S ZONING DISTRICT:B3-2 WARD:2

APPLICANT: Cornelia Lincoln Acquisitions, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 2151-2153 W. Division Street

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

residential use below the second floor for two existing, non-

conforming retail and five dwelling unit buildings; to be connected with a one-story addition for a total of ten dwelling units and retail

space.

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

absent).

234-16-Z ZONING DISTRICT:RM-5 WARD:43

APPLICANT: Hibernian Development, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1926 N. Cleveland Avenue

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

35.56' to 17.78', the North setback from 2' to 0.08' (south setback to be 0.08'), reduce the combined side setback combination from 5' to 0.16' for a new three-story single-family residence, with a roof

top elevator.

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

absent).

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by Chairman. Second by Flores. Motion carried 3-0; yeas – Sercye, Flores and Toia. Meeting went into closed session at 6:15 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Flores, and Toia. Meeting returned to open session at 6:16 PM.

Motion to approve written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of May 20, 2016 with the exception of Board Cal. No. 155-16-A, made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Flores, and Toia.

Motion to approve written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 107-16-Z, 108-16-Z, 499-15-Z and 500-15-Z, made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Flores, and Toia.

Motion to adjourn made by the Chairman. Second by Flores. Motion carried 3-0; yeas – Sercye, Flores, and Toia. Meeting adjourned at 6:19 PM.