# CITY OF CHICAGO ZONING BOARD OF APPEALS

# FRIDAY- May 20, 2016 121 N. LaSalle Street- Room 200

#### PHYSICALLY PRESENT FOR ALL PORTIONS

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

Chairman Sercye called meeting to order at 9:10 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with four members present (Sercye, Toia, O'Grady and Williams). Flores arrived at 9:24

Motion to approve the minutes from the April 15, 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 May 20, 2016 agenda made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, O'Grady Toia and Williams.

9:00 A.M.

195-16-S ZONING DISTRICT: B1-1 WARD:18

APPLICANT: Joann Stevens
OWNER: Emily Montana
PREMISES AFFECTED: 3141 W. 71st Street

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

and nail salon.

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

(Flores absent).

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.

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

197-16-S ZONING DISTRICT: C1-2 WARD:8

**APPLICANT:** Nigerian Islamic Association of USA

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 8561 S. South Chicago Avenue

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

religious assembly facility with an accessory community center.

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

Motion carried 4-0; yeas –Sercye, O'Grady, Toia and Williams

(Flores absent).

198-16-S ZONING DISTRICT: M1-2 WARD:8

**APPLICANT:** Nigerian Islamic Association of USA

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 8550-8572 S. South Chicago Avenue

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

ninety-six parking space, off-site, accessory parking lot to serve a religious assembly located at 8561 S. South Chicago Avenue.

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

(Flores absent).

199-16-Z ZONING DISTRICT: B3-2 WARD:35

**APPLICANT:** Elastic Arts Foundation **OWNER:** Jamey Shim Bush

PREMISES AFFECTED: 3429 W. Diversey Avenue

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

place of amusement license, to provide live music within a performing Arts Center which is located within 125' of a RS-3

Zoning District.

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

Williams.

**200-16-S ZONING DISTRICT:** B1-2 **WARD:47** 

**APPLICANT:** 1154 Ohio, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1903 W. Irving Park Road

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

residential use below the second floor for a proposed three-story,

three dwelling unit building.

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

Williams.

**201-16-Z ZONING DISTRICT:** B1-2 **WARD:47** 

**APPLICANT:** 1154 Ohio, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1903 W. Irving Park Road

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

21.16' for an open stair to access a proposed roof deck on a three

car garage which will serve a three-story, three dwelling unit

building.

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

Williams.

**202-16-Z ZONING DISTRICT:** RM-4.5 **WARD:44** 

APPLICANT: Coen Construction Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 657 W. Melrose Street

**SUBJECT:** Application for a variation to reduce the rear setback from 45.67'

to 20.50' for a proposed open bridge walkway to access a roof deck on the existing three-car garage which serve an existing four-story,

three dwelling unit building.

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

Williams.

203-16-S ZONING DISTRICT: RM-5 WARD:43

**APPLICANT:** 2525 Partners, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2525 N. Orchard Street, 1st Floor

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

vacation rental.

Continued until July 15, 2016 at 2:00 PM.

204-16-S ZONING DISTRICT: RM-5 WARD:43

**APPLICANT:** 2525 Partners, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2525 N. Orchard Street, 2nd Floor

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

vacation rental.

Continued until July 15, 2016 at 2:00 PM.

**205-16-S ZONING DISTRICT:** RM-5 **WARD:43** 

**APPLICANT:** 2525 Partners, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2525 N. Orchard Street, 3rd Floor

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

vacation rental.

Continued until July 15, 2016 at 2:00 PM.

**206-16-Z ZONING DISTRICT:** RS-3 **WARD:11** 

APPLICANT: Bricks Properties LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2859 S. Hillock Avenue

**SUBJECT:** Application for a variation to reduce the front setback from 15.27'

to 3'; the south setback from 6.32' to 2.5', the north setback from

6.32' to 2' and the combined side setback combination from 15.8' to 4.5' for a two-story single family residence with an attached garage.

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

**207-16-Z ZONING DISTRICT:** RT-3.5 **WARD:44** 

**APPLICANT:** Courtney Connolly **OWNER:** Same as applicant

**PREMISES AFFECTED:** 3443 N. Janssen Avenue

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

from 33.67' to 0.06'; the north setback from 5' to 1.96' (south setback to be 6.12'), the combined side setback from 12.5' to 8.08'; the rear property line setback for enclosed parking spaces from 2.0' to 0.06'; for a two-story side addition with two open patios. A rear one and two-story addition, an attached three-car garage with roof

deck and an open stair to access the roof deck.

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

Williams.

**208-16-Z ZONING DISTRICT:** RS-3 WARD:32

**APPLICANT:** Lublin Development, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2041 W. Homer Street

**SUBJECT:** Application for a variation to reduce the rear setback from 28' to

22' for a detached two-car garage with roof deck and an open stair

to provide access to the roof deck.

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

Williams.

209-16-Z ZONING DISTRICT: RS-3 WARD:32

**APPLICANT:** Lublin Development, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 2229 W. Shakespeare Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from 28' to

22' for a detached two-car garage with roof deck and open stair to

provide access to the roof deck.

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

Williams.

210-16-S ZONING DISTRICT: B1-1 WARD:45

**APPLICANT:** 6516 Higgins Corporation

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 6516 W. Higgins Avenue

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

beauty/nail salon.

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

Williams.

211-16-Z ZONING DISTRICT: RS-3 WARD:32

APPLICANT: Denny Development
OWNER: Same as applicant
PREMISES AFFECTED: 1715 W. Fletcher Street

PREMISES AFFECTED: 1/15 w. Fletcher Street

**SUBJECT:** Application for a variation to reduce the rear setback from 35.04' to 2.33'; the east setback from 2' to 0.17' (the west setback to be at 2') the total combined side yard setback from 4.8' to 2.17' for a

2'), the total combined side yard setback from 4.8' to 2.17', for a detached two-car garage with roof deck and an open stair to access

the roof deck.

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

Williams.

212-16-Z ZONING DISTRICT: RS-3 WARD:47

**APPLICANT:** FBF, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 3751 N. Oakley Avenue

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

required 34.74' to 2'; reduce the north and south setback from 2.4' each to zero and the combined side yard setback from 6', also to relocate the rear yard open space on to the roof of the detached garage with an attached open stair and landing on the south end of the garage that is more than 6' above grade to access the roof

deck.

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

Williams.

213-16-Z ZONING DISTRICT: RS-3 WARD:1

**APPLICANT:** 2232 Huron, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 2232 W. Huron Street

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

required 34.05' to 22.33' for an open stair that exceed six feet in

height to access an open roof deck on the existing garage.

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

Williams.

214-16-S ZONING DISTRICT: C2-2 WARD:27

**APPLICANT:** Old Town Ventures, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 517 N. Racine Avenue, Unit 1

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

business live/work unit, on the first floor of an existing four-story

building.

Continued until July 15, 2016 at 2:00 PM.

215-16-Z ZONING DISTRICT: RT-4 WARD:2

**APPLICANT:** James Kocsis **OWNER:** Same as applicant

PREMISES AFFECTED: 1523 N. Elk Grove Road

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

the required 7.56' to zero, the rear property line setback for a private garage from 2' to zero, the rear setback from 22.75' to zero, for a detached garage with an open stair and landing and to relocate the rear yard open space of 225 square feet to the roof the

garage.

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

Williams.

216-16-Z ZONING DISTRICT: RT-4 WARD:44

**APPLICANT:** Peerless Real Estate Investments, LLC, Series 1038-40 W. Diversey

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 1038-40 West Diversey Parkway

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

required 37.35' to 24' for two open bridges to access the roof deck on the detached six car garage that serves the existing three-story,

six dwelling unit building.

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

Williams.

217-16-S ZONING DISTRICT: B3-5 WARD:27

**APPLICANT:** Old Town Wieland, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 1544 N. Wieland Avenue

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

residential use below the second floor for a proposed four-story, two dwelling unit building with attached required, two-car parking

on the ground floor and a small retail space.

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

Williams.

**218-16-Z ZONING DISTRICT:** B3-5 **WARD:27** 

**APPLICANT:** Old Town Wieland, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 1544 N. Wieland Avenue

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

30' to 15' for a four-story, two dwelling unit building with required

two-car garage on the ground floor and a small retail space.

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

Williams.

219-16-S ZONING DISTRICT: B3-3 WARD:3

**APPLICANT:** African Queen Braids and Beauty

**OWNER:** Bharat Naik

**PREMISES AFFECTED:** 302 ½ E. Pershing Road

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

braiding shop.

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

Williams.

**220-16-S ZONING DISTRICT:** B3-2 **WARD:47** 

**APPLICANT:** Neda's Healing Touch Inc.

**OWNER:** Sniegude Kiziene

PREMISES AFFECTED: 1814 West Belmont Avenue

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

massage establishment.

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

Williams.

### A. M. CONTINUANCES

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

**APPLICANT:** WHCP-N 2050 LLC

**OWNER:** Same as applicant as applicant

PREMISES AFFECTED: 2050 N. Clark Street

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

story, thirty- four dwelling unit residential building with thirty

required on-site parking spaces on the ground level.

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

Williams.

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

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

**SUBJECT:** Application for a variation to increase the maximum allowed

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

residential building with parking on the ground floor.

#### Withdrawn.

149-16-Z ZONING DISTRICT: B1-3 WARD:43

**APPLICANT:** WHCP-N 2050, LLC

**OWNER:** Same as applicant as applicant

**PREMISES AFFECTED:** 2050 N. Clark Street

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

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

building with parking on the ground floor.

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

Williams.

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

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

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

from thirty-four spaces to thirty for a six-story, thirty-four

dwelling unit residential building with thirty parking spaces on the

ground floor.

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

Williams.

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

**APPLICANT:** Golin Family Trust

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

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

Zoning Administrator in refusing to permit the establishment of an

off-premise advertising sign.

Motion to uphold the Zoning Administrator made by the Chairman. Second by Toia. Motion carried 3-2; yeas – Sercye, O'Grady and Williams; nays - Flores and Toia. Zoning

Administrator upheld (appeal denied).

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

**APPLICANT:** OOS Investments, LLC

**OWNER:** David Gevercer

**PREMISES AFFECTED:** 770 N. Milwaukee Avenue

**SUBJECT:** Application for an appeal the Zoning Administrator in refusing to

permit the establishment of an off premise sign.

Motion to uphold the Zoning Administrator made by the Chairman. Second by Toia. Motion defeated 4-1; yeas – Sercye; nays - Flores, O'Grady, Toia and Williams. Zoning

Administrator reversed (appeal granted).

The Chairman moved to recess at 1:06 PM. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and Williams.

The Board reconvened at 2:10 PM. The Chairman undertook a roll call to establish the presence of a quorum. The hearings commenced with three members present (Sercye, Toia and Williams). O'Grady arrived at 2:25 PM. Flores arrived at 2:55 PM.

# 2:00 P.M.

221-16-Z ZONING DISTRICT: RM-5 WARD:43

**APPLICANT:** John and Krissan Jennings

OWNER: Same as applicant PREMISES AFFECTED: 1923 N. Mohawk Street

**SUBJECT:** Application for a variation to reduce the required minimum rear

yard setback from 35.89' to 0.27', the north setback from 2.0' to zero (south setback to be 0.05'), the combined to side yard setback

from 4.9' to 0.05' for a two-story rear addition, a breezway

connecting the principal building to the garage, a garage roof deck with a pergola over 15' in height, and an open stairway to access

the garage roof deck.

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

and Flores absent).

**222-16-S ZONING DISTRICT:** B3-1 **WARD:32** 

**APPLICANT:** Yingpu Jia

**OWNER:** Jupiter 3120-43N Lincoln LLC **PREMISES AFFECTED:** 3141-A N. Lincoln Avenue

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

massage establishment.

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

and Flores absent).

223-16-S ZONING DISTRICT: PMD-4-A WARD:27

**APPLICANT:** Wolcott School

**OWNER:** Regina T. Lempa, Declaration of Trust Dated 12/13/93

PREMISES AFFECTED: 1938-58 W. Hubbard St./ 439-51 N. Damen Ave./ 1939-59 W. Ferdinand

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

12,331 square feet indoor sports and recreation facility which will

also require on-site parking.

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

(Flores absent).

224-16-S ZONING DISTRICT: C1-1 WARD:20

**APPLICANT:** Holy David M.B. Church

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 5737-61 S. Wentworth Avenue

**SUBJECT:** Application for a special use to permit the establishment of a 192-

seat religious assembly with twenty-nine on-site parking spaces.

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

Motion carried 4-0; yeas –Sercye, O'Grady, Toia and Williams.

**225-16-S ZONING DISTRICT:** B3-2 **WARD:40** 

APPLICANT: McDonald's USA, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3154 W. Foster Avenue

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

drive-through facility and to add an additional window to an

existing restaurant.

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

(Toia recused).

226-16-S ZONING DISTRICT: C1-1 WARD:30

**APPLICANT:** McDonald's USA, LLC **PREMISES AFFECTED**: 4038 W. Belmont Avenue

**OWNER:** Same as applicant

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

drive-through lane to serve an existing restaurant.

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

(Toia recused).

**227-16-S ZONING DISTRICT:** M2-3 **WARD:28** 

APPLICANT: McDonald's USA, LLC
OWNER: Same as the applicant
PREMISES AFFECTED: 2438 W. Cermak Road

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

drive-through lane to serve an existing restaurant.

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

(Toia recused).

228-16-Z ZONING DISTRICT: RT-4 WARD:1

**APPLICANT:** 1903 Schiller, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1907 W. Schiller Street

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

required 10% of the lot width to zero, reduce the required setback from the south property line to prevent obstruction of the sidewalk by parked cars off of West Evergreen from 20' to 1.06' for Lot C

(parcel 1 & 2) at 1907 W. Schiller Street with a lot area of 3,189 square feet to sub-divide one zoning lot into three separate zoning lots and allow the conversion of an existing church to two dwelling units with two indoor parking spaces.

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

229-16-Z ZONING DISTRICT: RT-4 WARD:1

APPLICANT: 1903 Schiller LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1909 W. Schiller Street

**SUBJECT:** 

Application for a variation to reduce the un-obstructed open space along the West side property line of a through lot from 5' to 1.77' (East side to provide 5'), reduce the front setback from 20' to 4.47', also to reduce the required setback of 20' from the South property line to prevent obstruction of the sidewalk by parked cars off of W. Evergreen to 4.47' for lot B at 1909 W. Schiller with a lot area of 2,998 square feet to sub-divide one zoning lot into three separate zoning lots and allow the conversion of an existing school to a single-family residence with an attached garage.

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

230-16-Z ZONING DISTRICT: RT-4 WARD:1

APPLICANT: 1903 Schiller LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1911 W. Schiller Street

**SUBJECT:** 

Application for a variation to reduce the unobstructed open space along the West side property line of a through lot from 5' to zero; reduce the east side to 1.75', the front yard setback from the required 20' to 12..64' and to reduce the required 20' setback from the South property line to prevent obstruction of the sidewalk by parked cars off W. Evergreen Avenue to 12.64' for lot A at 1911 W. Schiller Street with a lot area of 3,380 square feet in order to sub-divide one zoning lot into three separate zoning lots and allow the conversion of an existing school to a single-family residence with an attached garage.

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

231-16-Z ZONING DISTRICT: RS-3 WARD:32

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

**PREMISES AFFECTED:** 3322 N. Hamilton Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from 34.7' to

2.0' for a detached two-car garage with roof deck and outdoor fire

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

Williams.

232-16-S **ZONING DISTRICT:** C1-2 WARD:32

**APPLICANT:** 1320 W Wrightwood, LLC

Same as applicant **OWNER:** 1320 W. Wrightwood PREMISES AFFECTED:

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

> residential use below the second floor for an existing four-story office and three dwelling unit building to be converted to only

three dwelling units.

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

Williams.

233-16-S **ZONING DISTRICT:** B3-1 WARD:14

**WD** Corporation **APPLICANT:** Same as applicant **OWNER:** PREMISES AFFECTED: 5730 S. Archer Avenue

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

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

Williams.

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

**APPLICANT:** Hibernian Development, LLC

**OWNER:** Same as applicant

1926 North Cleveland Avenue PREMISES AFFECTED:

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

> 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.

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

235-16-S **ZONING DISTRICT:** B3-1 **WARD:45** 

**APPLICANT:** Valbona Pula Same as applicant **OWNER:** PREMISES AFFECTED: 5138 N. Elston Avenue

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

beauty salon.

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

Williams.

**236-16--Z ZONING DISTRICT:** RS-3 WARD:47 **APPLICANT:** Vietnamese Unified Buddhist Association of Illinois

OWNER: Same as applicant

**PREMISES AFFECTED:** 1521 W. Wilson Avenue

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

required 16.70' to zero for front second floor addition and a twostory open porch with roof covers to an existing two-story religious

assembly.

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

(Sercye absent).

237-16-Z ZONING DISTRICT: RS-3 WARD:40

**APPLICANT:** Tallisman Investments, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 2424 W. Carmen Avenue

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

required 30.68' to 23.17' for a garage roof deck and an open

stairwell to access the roof deck.

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

Williams.

# P.M. CONTINUANCES

65-16-S ZONING DICTRICT: B3-1 WARD:33

**APPLICANT:** Mike Slobodan Pavlovich

**OWNER:** Same as applicant **PREMISES AFFECTED:** 3949 N.Whipple Street

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

Withdrawn.

116-16-S ZONING DISTRICT: B3-1 WARD:45

**APPLICANT:** Lloyd W. Holder

**OWNER:** Bank Financial, FSB/Heaney Group, LLC

PREMISES AFFECTED: 4314 W. Irving Park Road

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

barber shop.

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

Williams.

**124-16-S ZONING DISTRICT:** M1-2 **WARD:24 APPLICANT:** Adrian Sanchez/DBA Prefer Valet Parking Service, Inc.

**OWNER:** Tony Sanchez

PREMISES AFFECTED: 2814-38 West 26th Street

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

accessory parking lot.

Motion to approve subject to the conditions made by the on the record by the Chairman. Second by Toia. Motion carried 5-0;

yeas -Sercye, Flores, O'Grady, Toia and Williams.

133-16-Z ZONING DISTRICT: B2-3 WARD:2

**APPLICANT:** Oxford 1, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1421-25 W. Fullerton Avenue

**SUBJECT:** 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.

Continued until July 15, 2016 at 2:00 PM.

138-16-S ZONING DISTRICT: RM-5 WARD:27

**APPLICANT:** 317-321 W. Evergreen Acquisitions, LLC

**OWNER:** Chicago Transit Authority

PREMISES AFFECTED: 315 W. Evergreen

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

required off-site parking spaces that will serve a proposed

residential building at 317 W. Evergreen.

Voice vote to approve the application; yeas – Flores, O'Grady and Toia; nays – Sercye and Williams. Application approved on

3-2 vote.

139-16-Z ZONING DISTRICT: RM-5 WARD:27

**APPLICANT:** 317-21 W. Evergreen Acquisitions, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 317 W. Evergreen

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

4.13' for a required t0' total combined side setback with neither less than 5' within a (6.05' east setback) and to reduce the rear setback from 45' to 21.59' for a proposed four-story, fifteen dwelling unit

building with seven on-site parking spaces.

Voice vote to approve the application; yeas – Flores, O'Grady and Toia; nays – Sercye and Williams. Application approved on

3-2 vote.

141-16-Z ZONING DISTRICT: RM-4.5 WARD:2

**APPLICANT:** 1615 Burling LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1615-27 N. Burling Street

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

36'-0" to 8" for a proposed attached garage exceeding the

maximum 60% of occupied space for a new four story 15 dwelling

unit residential building.

Motion to approve made by the Chairman. Second by Toia. Motion carried 4-1; yeas –Sercye, Flores, O'Grady, and Toia; nays – Williams.

142-16-Z ZONING DISTRICT: RM-4.5 WARD:2

**APPLICANT:** 1615 Burling LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1615-27 N. Burling Street

**SUBJECT:** Application for a variation to increase the 2,592 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% (259.2 square feet) to 2,851.2 square feet for a proposed, rear, 16 spacer garage with a roof top deck attached to a

proposed four-story, fifteen unit residential building.

Motion to approve made by the Chairman. Second by Toia. Motion carried 4-1; yeas -Sercye, Flores, O'Grady, and Toia;

nays - Williams.

**145-16-S ZONING DISTRICT:** B1-1/C1-1 **WARD:35** 

**APPLICANT:** New Hope Bible Church **OWNER:** Same as applicant

PREMISES AFFECTED: 1801-11 N. Kostner Avenue

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

religious assembly with an accessory community room to be

located at 1801-11 North Kostner Avenue.

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

Williams.

## **Matters for vote only**

**18-16-Z Zoning District:** RM-5 **Ward:2** 

**APPLICANT:** Finprom, Inc.

**OWNER:** Frederick Falley Philips (lot 4) and Frederick Falley Philips as

successor trustee to the family trust created under the will of

Edward H. Bennett, Jr (lot 3)

**PREMISES AFFECTED:** 1310 North Cleveland Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from 33.3' to

1'; to reduce the north side setback from 4.2' to 3'; to reduce the south side setback from 4.2' to 3'; to reduce the combined side setback from 10.6' to 6'; and, to reduce the rear yard open space from 292 square feet to 0 square feet for a proposed, three-story, four-unit building with an attached, four-car garage, accessed

directly from North Cleveland Avenue.

Motion to approve subject to the conditions made on the reocrd by the Chairman. Second by Flores. Motion carried 3-1; yeas –

Sercye, Flores, and O'Grady; nays -- Toia and Williams.

166-16-Z ZONING DISTRICT: RS-3 WARD:11

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

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

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

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

roof top stairway enclosure.

Voice vote to approve the application; yeas – Flores, O'Grady and Toia; nays – Sercye and Williams. Application approved on

3-2 vote.

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 Williams. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and Williams. Meeting went into closed session at 6:25.

Motion to return to open session for voting 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 6:55 PM.

Motion to approve written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of April 15, 2016 with the exception of Cal. Nos. 107-16-Z, 108-16-Z, 499-15-Z and 500-15-Z, made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and Williams.

Motion to adjourn made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and Williams. Meeting adjourned at 7:02 PM.