CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY – NOVEMBER 20, 2015 121 NORTH LASALLE STREET – ROOM 200

MINUTES

PHYSICALLY PRESENT FOR ALL PORTIONS

Jonathan Swain, Chairman Sheila O'Grady Blake Sercye Sam Toia

Chairman Swain called meeting to order at 9:20 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with four members present (Swain, O'Grady, Sercye and Toia).

Motion to approve minutes from the October 16, 2015 regular meeting made by the Chairman. Second by Sercye. Motion carried 4-0; yeas –Swain, O'Grady, Sercye and Toia.

Motion to approve the November 20, 2015 agenda made by the Chairman. Second by O'Grady. Motion carried 4-0; yeas –Swain, O'Grady, Sercye and Toia.

9:00 A.M.

425-15-S Zoning District: B2-3 Ward: 26

Applicant: La Casa Norte **Owner:** same as applicant

Premises Affected: 3527-33 West North Avenue

Subject: Application for a special use to establish a five-story building with a

community center on the ground floor and 25 dwelling units on floors two through five; nine, surface, parking spaces will be located in the rear.

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

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

426-15-Z Zoning District: B2-3 Ward: 26

Applicant: La Casa Norte **Owner:** same as applicant

Premises Affected: 3527-33 West North Avenue

Subject: Application for a variation to reduce the rear setback from 30' to 0' for a

proposed five-story building with a community center on the ground floor and 25 dwelling units on floors two through five; nine, surface, parking

spaces will be located in the rear.

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

427-15-S Zoning District: B1-2 Ward: 43

Applicant: AltSchool, PBC

Owner: Lester Quam Family 1997 Irrevocable Trust

Premises Affected: 2720-28 North Clark Street

Subject: Application for a special use to establish an elementary school.

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

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

428-15-Z Zoning District: RT-4 Ward: 43

Applicant: LGCL, LLC same as applicant

Premises Affected: 2145 North Dayton Street

Subject: Application for a variation to reduce the rear setback from 35' to 0' and to

reduce the south side setback from 3.31' to 0' for an existing, three-story, single-family residence connected via an enclosed walkway to a proposed, rear, three-car garage, which exceeds 15' in height, with an open rooftop deck accessed by a catwalk and an open, exterior staircase greater than 6' above-grade; a 6' high, solid, masonry fence will be provided along the

side property lines, between the single-family residence and garage.

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

429-15-Z Zoning District: B2-3 Ward: 40

Applicant: Robert and Gretchen Muller

Owner: same as applicant

Premises Affected: 6027 North Hermitage Avenue

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

3.83' for a proposed, two-story, single-family residence with front, rear and side open porches; the existing, rear, detached, two-car garage will

remain unchanged.

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

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

430-15-A Zoning District: RS-3 Ward: 32

Applicant: Gustavo Zuniga **Owner:** same as applicant

Premises Affected: 2528-30 North Talman Avenue

Subject: Application to appeal a decision by the Zoning Administrator that the

existing structure is a lawfully-improved, two-story, four-unit building with a rear, detached, one-story garage instead of a two-story, six-unit building, that the applicant claims should be considered legal, non-conforming, with a rear, detached, two-story garage which is attached

to the aforementioned, original, rear, detached, one-story garage.

Motion to uphold the Zoning Adminstrator made by the Chairman. Second by Sercye. Motion carried 3-1; yeas –Swain, Sercye and

Toia; nays – O'Grady.

431-15-S Zoning District: B3-2 Ward: 45

Applicant: Gateway Montessori School

Owner: Chicago Title and Trust, No.: 8002352271

Premises Affected: 4041-49 North Pulaski Road

Subject: Application for a special use to establish an elementary school.

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

432-15-Z Zoning District: RT-4 Ward: 32

Applicant: Paul McHugh **Owner:** same as applicant

Premises Affected: 2310 West Palmer Street

Subject: Application for a variation to reduce the west side yard setback from 4.8'

to 0' and to reduce the rear yard setback from 28' to 2' for a proposed, three-story single-family residence with a rear, attached, two-car garage, upon which will be located a roof deck, containing the required 228 square

feet of rear yard open space, and trellis.

Withdrawn by the Applicant.

433-15-S Zoning District: DX-5 Ward: 42

Applicant: SP Huron, LLC
Owner: same as applicant
Premises Affected: 415 West Huron Street

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

second floor for an existing, five-story, office building proposed to be converted into a five-unit, seven-story building with three, at-grade and

three, below-grade, parking spaces.

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

434-15-Z Zoning District: DX-5 Ward: 42

Applicant:SP Huron, LLCOwner:same as applicantPremises Affected:415 West Huron Street

Subject: Application for a variation to reduce rear setback from 30' to 0' for an

existing, five-story, office building proposed to be converted into a five-unit, seven-story building with three, at-grade and three, below-grade,

parking spaces.

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

435-15-Z Zoning District: DX-5 Ward: 42

Applicant: SP Huron, LLC **Owner:** same as applicant

Premises Affected: 415 West Huron Street

Subject: Application for a variation to eliminate the one, off-street, 10' x 25'

loading berth for an existing, five-story, office building proposed to be converted into a five-unit, seven-story building with three, at-grade and

three, below-grade, parking spaces.

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

436-15-S Zoning District: B3-2 Ward: 50

Applicant: 6324-26 N. Western, LLC

Owner: Adrian Tudor

Premises Affected: 6324-46 North Western Avenue

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

drive-through lane.

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

recused).

437-15-Z Zoning District: RS-1 Ward: 41

Applicant: Morris and Elizabeth O'Riordan

Owner: same as applicant

Premises Affected: 7077 North McAlpin Avenue

Subject: Application for a variation to reduce the east side setback from 6' to 5.17'

and to reduce the combined side setback from 18' to 11.17' for a proposed, two-story, single-family residence with a front, attached, one-car

garage that is directly access from North McAlpin Avenue.

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

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

438-15-Z Zoning District: RS-1 Ward: 41

Applicant: Morris and Elizabeth O'Riordan

Owner: same as applicant

Premises Affected: 7077 North McAlpin Avenue

Subject: Application for a variation to reduce the quantity of off-street, accessory

parking spaces from two to one for a proposed, two-story, single-family residence with a front, attached, one-car garage that is directly access from

North McAlpin Avenue.

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

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

439-15-Z Zoning District: RS-3 Ward: 47

Applicant: Lindsay Zanders **Owner:** same as applicant

Premises Affected: 4803 North Hoyne Avenue

Subject: Application for a variation to reduce the north side setback from 2' to 0.2'

and to reduce the combined side setback from 5' to 2.64' for a proposed,

third floor addition to an existing, three-story, two-unit building; the rear,

detached, two-car garage will remain unchanged.

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

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

440-15-Z Zoning District: RS-3 Ward: 47

Applicant: Lindsay Zanders **Owner:** same as applicant

Premises Affected: 4803 North Hoyne Avenue

Subject: Application for a variation to increase the pre-existing height of 33.08' by

no more than 10% (2.25') for a proposed, third floor addition to an existing, three-story, two-unit building; the existing garage will remain.

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

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

441-15-Z Zoning District: RS-3 Ward: 47

Applicant: Lindsay Zanders **Owner:** same as applicant

Premises Affected: 4803 North Hoyne Avenue

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

4,140.49 square feet by no more than 15% (97.38 square feet) for a proposed, third floor addition to an existing, three-story, two-unit building;

the rear, detached, two-car garage will remain unchanged.

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

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

442-15-Z Zoning District: B1-1 Ward: 19

Applicant: Gordon Lounge, Inc.

Owner: Standard Bank Trust, No. 2714
Premises Affected: 10350 South Western Avenue

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

license for live entertainment at an existing tavern located within 125' of

an RS-2 Residential Single-Unit (Detached House) District.

Motion to deny made by the Chairman. Second by Toia. Motion carried 4-0; yeas -Swain, O'Grady, Sercye and Toia; therefore, the is

application denied.

443-15-S Zoning District: B3-2 Ward: 50

Applicant: Lalbhai Patel/DBA Beena Hair Salon, Inc.

Owner: 6226 California, LLC

Premises Affected: 6236 North California Avenue

Subject: Application for a special use to establish a hair salon.

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

444-15-S Zoning District: B3-2 Ward: 2

Applicant: Foot Smile Spa, LLC

Owner: 1509 W. Fullerton (Chicago), LLC

Premises Affected: 1513 West Fullerton Avenue

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

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

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

445-15-Z Zoning District: RS-3 Ward: 47

Applicant: Lawrence Gast and Rachel Holtzman

Owner: same as applicant

Premises Affected: 2449 West Eastwood Avenue

Subject: Application for a variation to increase the pre-existing floor area of 3,300

square feet by no more than 15% (316.25 square feet) for a proposed, rear, two-story addition to an existing, two-story, two-unit building which will

be converted to a single-family residence.

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

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

446-15-Z Zoning District: RT-4 Ward: 1

Applicant: Scott Leff and Karen Russell

Owner: same as applicant

Premises Affected: 1840 West Thomas Street

Subject: Application for a variation to reduce the rear setback from 30.24' to 2'; to

reduce the west side setback from 2' to 0.41'; and, to reduce the combined side setback from 4.8' to 3.83' for a proposed, rear, detached, two-car garage with a storage room and a roof deck which is accessed via an open stair exceeding 6' in height; the existing, three-story, single-family

residence will remain unchanged.

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

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

447-15-Z Zoning District: RS-3 Ward: 35

Applicant: Jose Enciso

Owner: same as applicant

Premises Affected: 3308 North Drake Avenue

Subject: Application for a variation to reduce the north side setback from 2' to 0.6'

and to reduce the combined side setback from 5' to 3.9' for an existing, rear, two-story addition to an existing, two-story, single-family residence.

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

448-15-Z Zoning District: RM-5 Ward: 44

Applicant: 1045 Cornelia, LLC **Owner:** same as applicant

Premises Affected: 1047 West Cornelia Avenue

Subject: Application for a variation to reduce the rear setback from 40.48" to

31.33' for a proposed, four-story, 16-unit building with a side, attached,

six-car garage and a rear, detached, ten-car garage.

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

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

449-15-Z Zoning District: RM-5 Ward: 43

Applicant: Matrix-Chip Limited Partnership

Owner: same as applicant

Premises Affected: 2718 North Pine Grove Avenue

Subject: Application for a variation to reduce the rear setback from 35' to 22.83'

and to reduce the north side setback from 2' to 0' for a proposed, two-story, open porch and stair above 6' which provides direct access to a proposed, rooftop deck on an existing, rear, detached, two-car garage; the existing, three-story, single-family residence will be renovated and remain. **Motion to approve made by the Chairman. Second by Sercye.**

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

450-15-Z Zoning District: RS-3 Ward: 32

Applicant: Jaclyn and Tom Boras
Owner: same as applicant

Premises Affected: 1751 West Barry Avenue

Subject: Application for a variation to reduce the rear setback from 35' to 4'; to

reduce the east side setback from 2' to 0'; and, to reduce the combined side setback from 5' to 2.5' for a proposed, rear, detached, two-car garage with an exterior fireplace and a roof deck which is accessed via an open stair exceeding 6' in height, upon which will be located the rear yard open

space; the existing, two-story, single-family residence will remain.

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

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

451-15-S Zoning District: M1-2 Ward: 22

Applicant:Victory House ChicagoOwner:Victor Temple MinistriesPremises Affected:4017 West Ogden Avenue

Subject: Application for a special use to establish a 42-bed, transitional shelter.

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

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

452-15-S Zoning District: C2-2 Ward: 8 Applicant: Spencer Leak & Sons Funeral Home, Ltd.

Owner: Spencer Leak, Sr. and SLS Commerce Properties, Ltd.

Premises Affected: 7831 South Cottage Grove Avenue

Application for a special use to establish 11 off-site, required, accessory **Subject:**

parking spaces to serve a proposed banquet facility to be located at 7851

South Cottage Grove Avenue.

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

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

453-15-Z **Zoning District: C2-2** Ward: 8 Spencer Leak & Sons Funeral Home, Ltd. **Applicant:**

Owner: Spencer Leak, Sr. and SLS Commerce Properties, Ltd.

Premises Affected: 7831 South Cottage Grove Avenue

Application for a variation to establish a shared parking agreement, for 11 **Subject:**

off-site, required, accessory parking spaces, to serve a proposed banquet

facility to be located at 7851 South Cottage Grove Avenue.

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

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

454-15-S **Zoning District: B3-2 Ward: 28**

L&J Food & Liquor, Inc. **Applicant:**

Owner: same as applicant **Premises Affected:** 260 North Pulaski Road

Subject: Application for a special use to expand an existing liquor store.

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

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

455-15-S **Zoning District: B3-3** Ward: 3

Applicant: SOS Swagger, Ltd. Owner: Sammie Parr, Jr.

Premises Affected: 5048-58 South Prairie Avenue

Subject: Application for a special use to establish a tavern with an at-grade, outdoor

patio.

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

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

456-15-Z **Zoning District: B1-2** Ward: 1

Applicant: Montessori Magpie Child Service, Ltd.

Boland Brothers. LLC Owner: **Premises Affected:** 835 North Ashland Avenue

Subject: Application for a variation to increase, by not more than 25% (130'), the

> maximum distance (600') that required parking spaces are permitted to be located (936 North Ashland Avenue) from the proposed daycare use at this

location.

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

457-15-S Zoning District: RT-4 Ward: 1

Applicant: Montessori Magpie Child Service, Ltd.

Owner: Chicago Board of Education Premises Affected: 936 North Ashland Avenue

Subject: Application for a special use to establish three, off-site, required,

accessory, parking spaces to serve a proposed daycare, to be located at 835

North Ashland Avenue.

Motion to approve subject to the condition stated on the record made by the Chairman. Second by Sercye. Motion carried 4-0; yeas

-Swain, O'Grady, Sercye and Toia.

458-15-S Zoning District: B3-1 Ward: 13

Applicant: Parth 13, Inc. **Owner:** same as applicant

Premises Affected: 6501-49 South Cicero Avenue

Subject: Application for a special use to establish a 74-room hotel with 25

accessory, on-site, parking spaces.

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

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

459-15-S Zoning District: B3-1 Ward: 13

Applicant: CFT Developments, Inc.

Owner: Parth 13, Inc.

Premises Affected: 6501-49 South Cicero Avenue

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

drive-through lane.

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

recused).

CONTINUANCES

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

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

Owner: same as applicant

Premises Affected: 755 North Wells Street

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

space from 10' x 25' x 14' to 10' x 20.58' x 9' for the proposed conversion of a ground floor parking garage into retail space in a

three-story, commercial/retail building.

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

The Chairman moved to recess at 1:25 PM. Second by O'Grady. Motion carried 4-0; yeas – Swain, Flores, Sercye, 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 (Swain, O'Grady, Sercye, and Toia).

2:00 P.M.

460-15-S Zoning District: B3-1.5 Ward: 41

Applicant: Devon Investments Partners, LLC

Owner: same as applicant

Premises Affected: 7240 West Devon Avenue

Subject: Application for a special use to allow for the establishment of two

residential units below the second floor of an existing, three-story, 10-unit building with ground floor retail space and 24, surface parking spaces.

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

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

461-15-Z Zoning District: RT-4 Ward: 1

Applicant: Robert and Taylor Oliver

Owner: same as applicant

Premises Affected: 543 North Wood Street

Subject: Application for a variation to reduce the rear setback from 21.9' to 0' and

to reduce the north side setback from 2' to 1.5' for a proposed, three-story,

single-family residence with a rear, attached, two-car garage.

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

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

462-15-S Zoning District: B3-1 Ward: 6 Applicant:Tri City Foods of Illinois, Inc./DBA Burger King

Owner: Albany Park Bank Trust, No. 11-1069

Premises Affected: 28 East 87th Street

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

drive-through lane.

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

463-15-S Applicant:Zoning District: C1-2
Ward: 37
Tri City Foods of Illinois, Inc./DBA Burger King

Owner: Restaurant Brands International. Inc.

Premises Affected: 3953 West Chicago Avenue

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

drive-through lane.

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

464-15-Z Zoning District: RM-5 Ward: 44

Applicant: 850 West Newport, LLC

Owner: same as applicant

Premises Affected: 850 West Newport Avenue

Subject: Application for a variation to reduce the east side setback from 4' to 0'; to

reduce the west side setback from 4' to 0'; to reduce the combined side setback from 10' to 0'; to reduce the rear setback from 35.19' to 28.02'; and, to reduce the 504 square feet of rear yard open space to 477.32 square feet for a proposed, east and west, four-story addition, each with a four-story open porch, to allow for the conversion of this existing, four-story, six-unit building into a 14-unit building, which is deemed to be a contributing building within the Newport Avenue Landmark District; the

existing, detached, two-car garage will remain unchanged.

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

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

465-15-Z Zoning District: RM-4.5 Ward: 44

Applicant: CA Residential 1418 W. Addison, LLC

Owner: same as applicant

Premises Affected: 1418 West Addison Street

Subject: Application for a variation to reduce the rear setback from 37.5' to 20.17';

to reduce the west side setback from 6' to 2.64'; and, to reduce the rear yard open space from 500 square feet to zero square feet for a proposed, third-floor addition to an existing, two-story, single-family residence being converted to a 10-unit building; a rear, attached, three-car garage and

seven, rear, surface, parking spaces will also be provided.

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

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

466-15-Z Zoning District: C1-2 Ward: 48

Applicant: Loyola Partners, LLC
Owner: same as applicant

Premises Affected: 1221 West Devon Avenue

Subject: Application for a variation to reduce the rear setback from 30' to 15' and

to reduce the south side setback from 8' to 0' for a proposed, two-story addition to an existing, one-story restaurant; the ground floor will contain

office/retail space and four, enclosed parking spaces.

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

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

467-15-S Zoning District: C1-2 Ward: 28 Applicant: Custom Strains/DBA The Herbal Care Center

Owner: same as applicant

Premises Affected: 1301 South Western Avenue

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

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

CONTINUANCES

43-15-S Zoning District: B1-3 Ward: 4

Applicant: Dolyva Properties, LLC
Owner: Toia Building Properties, LP
Premises Affected: 3102 South Giles Avenue

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

second floor for a proposed four-story, eight-unit building with eight, rear

surface parking spaces.

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

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

44-15-S Zoning District: B1-3 Ward: 4

Applicant: Dolyva Properties, LLC
Owner: Toia Building Properties, LP
Premises Affected: 3108 South Giles Avenue

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

second floor for a proposed four-story, eight-unit building with eight, rear

surface parking spaces.

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

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

45-15-Z Zoning District: B1-3 Ward: 4

Applicant:Dolyva Properties, LLCOwner:Toia Building Properties, LPPremises Affected:3108 South Giles Avenue

Subject: Application for a variation to reduce the front setback from 8.75' to 0' for

a proposed four-story, eight-unit building with eight, rear surface parking

spaces.

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

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

180-15-S Zoning District: C1-1 Ward: 8
Applicant: Herboroida Illinoia Grayen Medicina Inc.

Applicant: Harborside Illinois Grown Medicine, Inc.

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

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

Withdrawn by the Applicant.

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

Applicant: Ciro Rossini

Owner: 705 S. Clark, LLC

Premises Affected: 701-05 South Clark Street

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

Withdrawn by the Applicant.

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

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

Premises Affected: 2222 North Racine Avenue, Unit 5

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

for a proposed, third floor addition to this individual unit within an

existing, two-story, multi-unit building.

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

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

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

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

Premises Affected: 2222 North Racine Avenue, Unit 5

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

32,469.55 square feet by no more than 15% (362.91 square feet) for a proposed, third floor addition to this individual unit within an existing,

two-story, multi-unit building.

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

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

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

Applicant: Evan and Jennifer Djikas

Owner: same as applicant

Premises Affected: 1119 West Drummond Place

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

reduce the combined side setback from 5' to 2.91'; and, to reduce the rear setback from 37.42' to 22' for a proposed, two-story, rear addition, with a third floor open deck, to an existing three-story, three-unit building being converted to a single-family residence and connected to a proposed, rear, detached, two-car garage with an exterior fireplace and a roof deck, which is accessed via an open, exterior staircase greater than 6' above-grade.

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

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

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

Applicant: Evan and Jennifer Djikas

Owner: same as applicant

Premises Affected: 1119 West Drummond Place

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

3,779.798 square feet by no more than 15% (478.4722 square feet) for a proposed, two-story, rear addition, with a third floor open deck, to an existing three-story, three-unit building being converted to a single-family residence and connected to a proposed, rear, detached, two-car garage with an exterior fireplace and a roof deck, which is accessed via an open, exterior staircase greater than 6' above-grade.

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

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

Applicant: Evan and Jennifer Djikas

Owner: same as applicant

Premises Affected: 1119 West Drummond Place

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

rear setback which may be occupied by an accessory building, by no more than 10% to 498.33 square feet for a proposed, two-story, rear addition, with a third floor open deck, to an existing three-story, three-unit building being converted to a single-family residence and connected to a proposed, rear, detached, two-car garage with an exterior fireplace and a roof deck, which is accessed via an open, exterior staircase greater than 6'

above-grade.

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

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

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

Applicant: Cermak Recycling, Inc.

Owner: Donald Andrich

Premises Affected: 1001 West Cermak Road

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

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

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

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

Applicant: John and Anne Moroney

Owner: Lowell S. Weil

Premises Affected: 1945 North Burling Street

Subject: Application for a variation to reduce the rear setback from 2' to 0.73'; to

reduce the north side setback from 2' to 0'; to reduce the south side setback from 2' to 0'; and, to reduce the combined side setback from 5' to 0' for a proposed, rear, two-car garage with a rooftop deck accessed by a set of open stairs leading from a proposed, rear, open deck; the existing,

three-story, single-family residence will remain unchanged.

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

326-15-Z Zoning District: RM-4.5 Ward: 43 Applicant: 1829 N. Orchard, LLC c/o LG Construction

Owner: same as applicant

Premises Affected: 1829 North Orchard Street

Subject: Application for a variation to reduce the rear setback from 34.72' to 2.0';

to reduce the north side setback from 2.64' to 0.17'; to reduce the south side setback from 2.64' to 0.17'; and, to reduce the combined side setback from 6.6' to 0.34' for a proposed, rear, detached, three-car garage with a roof deck which exceeds 15' in height and is accessed via an open,

exterior staircase greater than 6' above-grade.

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

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

346-15-S Zoning District: B1-3 Ward: 5

Applicant: Bijou Hair **Owner:** Young Pate

Premises Affected: 2110 East 71st Street

Subject: Application for a special use to establish a hair braiding salon.

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

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

390-15-S Zoning District: B3-2 Ward: 47

Applicant: Aces Square, Inc./DBA Tigerlilie Salon

Owner: Azar and Damir Orucevic
Premises Affected: 4539 North Western Avenue

Subject: Application for a special use to establish a hair salon.

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

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

ZONING BOARD OF APPEALS VOTE ONLY

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

Applicant: Kaiisha Dear

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

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

Motion to approve made at October 16, 2015 meeting by Flores. Second by Sercye. 2-3; yeas – Flores and Sercye; nays – Swain,

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 – Swain, O'Grady, Sercye and Toia. Meeting went into closed session at 5:50 PM.

Motion to return to open session for voting made by Chairman. Second by O'Grady. Motion carried 4-0; yeas – Swain, O'Grady, Sercye and Toia. Meeting returned to open session at 6:32 PM.

Motion to approve written resolutions containing finds of fact consistent with the votes of the Board at its regular meetings of October 16, 2015 made by the Chairman. Second by Sercye. Motion carried 4-0; yeas – Swain, O'Grady, Sercye and Toia.

Motion to adjourn made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Swain, O'Grady, Sercye and Toia. Meeting adjourned at 6:41 PM.