CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- October 21, 2016 121 N. LaSalle Street- Room 201-A

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

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

Chairman Sercye called meeting to order at 9:20 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with three members present (Sercye, Flores and Toia). O'Grady arrived at 9:25 AM. Williams arrived at 11:45 AM.

Motion to approve the minutes from the September 16, 2016 regular meeting made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Flores and Toia.

Motion to approve the October 21, 2016 agenda made by the Chairman. Second by Flores. Motion carried 3-0; yeas – Sercye, Flores and Toia.

9:00 A.M.

REQUEST FOR EXTENSION

324-15-S

APPLICANT: Metro/ Loans/ Chicago Title and Land Trust

PREMISES AFFECTED: 4333 S. Kedzie Avenue

SUBJECT: Extension for previously granted pay day loan store.

Motion to allow the extension made by the Chairman. Second by Toia. Extension approved 3-0; yeas – Sercye, Flores, and

Toia (O'Grady and Williams absent).

325-15-S

APPLICANT: Metro Loans/ Chicago Title and Land Trust Company

PREMISES AFFECTED: 3353 W. 63rd Street

SUBJECT: Extension for a previously granted payday loan store.

Motion to allow the extension made by the Chairman. Second by Toia. Extension approved 3-0; yeas – Sercye, Flores, and

Toia (O'Grady and Williams absent).

327-15-S

APPLICANT: Castles and Kings

PREMISES AFFECTED: 2845-47 W. Arthington Street

SUBJECT: Extension for a previously granted off-site parking lot to serve an

indoor sports facility.

Motion to allow the extension made by the Chairman. Second by Toia. Extension approved 3-0; yeas – Sercye, Flores, and Toia (O'Grady and Williams absent).

479-15-S

APPLICANT: Midway Concessions, LLC **PREMISES AFFECTED:** 5240 S. Cicero Avenue

SUBJECT: Extension for a previously granted 1,100 space non-accessory

parking lot.

Motion to allow the extension made by the Chairman. Second by Toia. Extension approved 4-0; yeas – Sercye, Flores, and

Toia (Williams absent).

474-16-Z ZONING DISTRICT: B2-3 WARD: 1

APPLICANT: 1513 N. Western Ave., LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1513 N. Western Avenue

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

from twelve spaces to ten which will serve an existing three-story to be converted to ground floor offices and twelve dwelling units

with ten on-site parking spaces.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

O'Grady and Toia (Williams absent).

475-16-Z ZONING DISTRICT: RT-4 WARD: 27

APPLICANT: Chantania Lyles
OWNER: Same as applicant
PREMISES AFFECTED: 2919 W. Walnut Street

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

required 2.0' to zero (east setback shall be 3.66'), the combined side setback from 4.81' to 3.66' for a rear two-story addition to an existing two-story building being deconverted from two dwelling

units to a single family residence.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

O'Grady and Toia (Williams absent).

476-16-S ZONING DISTRICT: B3-1 WARD: 38

APPLICANT: Nhi T.Vo

OWNER: 3613 N. Harlem, LLC **PREMISES AFFECTED:** 3635 N. Harlem Avenue

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

salon.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

O'Grady and Toia (Williams absent).

477-16-S ZONING DISTRICT: DX-12 WARD: 42

APPLICANT: Salon Lashe

OWNER: Stone Street Partners, LLC

PREMISES AFFECTED: 34 E. Oak Street

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

art services (permanent cosmetic tattooing and scalp micro-

pigmentation) in an existing salon.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

O'Grady and Toia (Williams absent).

478-16-S ZONING DISTRICT: B3-1 WARD: 38

APPLICANT: Irving Hall, Inc. **OWNER:** Philey, LLC

PREMISES AFFECTED: 5900-16 W. Irving Park Road

SUBJECT: Application for a special use to establish an off-site accessory

parking lot with thirty-two parking space to serve a proposed

banquet hall located at 6001-09 W. Irving Park Road.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

O'Grady and Toia (Williams absent).

479-16-Z ZONING DISTRICT: RM-4.5 WARD: 41

APPLICANT: JSJ Properties, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 6566 N. Northwest Highway

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

required 12.76' to 8.33', the north setback from 4.0' to 3.0', the south setback from 4.0' to 3.0', the combined side setback from 10.0' to 6.0' for a proposed three-story, six dwelling unit building with six open parking stalls at the rear accessed from a public

alley.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

O'Grady and Toia (Williams absent).

480-16-S ZONING DISTRICT: C1-2 WARD: 25

APPLICANT: Thomond Development 2001 S. Racine, LLC **PREMISES AFFECTED:** 1179 W. Cullerton Street

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

second floor of a proposed three-story, two-dwelling unit building. **Application approved by voice vote. 4-0; yeas – Sercye, Flores,**

O'Grady and Toia (Williams absent).

481-16-S ZONING DISTRICT: C2-2 WARD: 20

APPLICANT: Mohammed Abdallah **OWNER:** Same as applicant

PREMISES AFFECTED: 6700 S. Cottage Grove Avenue

SUBJECT: Application for a special use to expand an existing gas station with

a one story addition.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

O'Grady and Toia (Williams absent).

482-16-Z ZONING DISTRICT: RS-3 WARD: 12

APPLICANT: Salomon and Clara Monroy

OWNER: Same as applicant

PREMISES AFFECTED: 2639 S. Sawyer Avenue

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

required 2.0' to 0.54 (south to be 3.5'), combined side setback combination from 5.0' to 4.04' for a rear one and two story addition, a rear open deck with stair on to an existing two-story,

two dwelling unit building.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

O'Grady and Toia (Williams absent).

483-16-S APPLICANT: ZONING DISTRICT: RM-5WARD: 48
Convent of the Sacred Heart of Chicago, Illinois

OWNER: Same as applicant

PREMISES AFFECTED: 6169-75 N. Kenmore Avenue

SUBJECT: Application for a special use to establish an off-site accessory

parking lot for fifty cars to serve a school located at 6250 N.

Sheridan Road.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

O'Grady and Toia (Williams absent).

484-16-Z ZONING DISTRICT: RM-5 WARD: 2

APPLICANT: Linda T. Neuman
OWNER: Same as applicant
PREMISES AFFECTED: 411 W. Eugenie Street

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

required 25.2' to 2.04', the west setback from 3.0' to 0.99' (east to be 11.52') for a combined side setback of 12.51' and to reduce the required rear yard open space from 177.19' square feet to 26.91 square feet for a rear one-story addition, rear two-story addition containing two parking stalls and a one story side addition on an

existing one-story single family residence.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

O'Grady and Toia (Williams absent).

485-16-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: FBF, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 2117 W. Eastwood Avenue

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

required 2.99' to zero (east setback to be 3') combined side setback from 7.49' to 3', the rear yard setback from 34.03' to 3.0' for a stair to access a proposed garage rooftop deck on the existing three car

garage.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

O'Grady and Toia (Williams absent).

486-16-S ZONING DISTRICT: B3-2 WARD: 47

APPLICANT: GSXR, LLC Series A **OWNER:** Same as applicant

PREMISES AFFECTED: 4753 N. Hamilton Avenue

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

second floor for a proposed three-story, four dwelling unit

building.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

O'Grady and Toia (Williams absent).

487-16-Z ZONING DISTRICT: B3-2 WARD: 47

APPLICANT: GXSR, LLC Series A **OWNER:** Same as applicant

PREMISES AFFECTED: 4753 N. Hamilton Avenue

SUBJECT: Application for a variation to reduce the rear setback on floors

containing dwelling units from the required 30.0' to 2.0' to allow a four car detached garage with roof deck and a bridge to provide access to the deck from the rear open stairwell of the proposed

three-story, four dwelling unit building.

Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O'Grady, Toia and Williams.

488-16-S ZONING DISTRICT: DX-3 WARD: 3

APPLICANT: Prairie 4 LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1927-35 S. Prairie Avenue / 310-12 E. Cullerton Street

SUBJECT: Application for a special use to establish residential use for a

proposed twelve townhouse development with on-site parking.

Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O'Grady, Toia and Williams.

489-16-Z ZONING DISTRICT: B3-3 WARD: 32

APPLICANT: Lincoln and Diversey LLC

OWNER: Same as applicant

PREMISES AFFECTED: 2800 N. Lincoln Avenue

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

required 30' to zero for a five-story building with retail on the

ground floor and six-dwelling units above.

Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O'Grady, Toia and Williams.

490-16-Z ZONING DISTRICT: PMD No. 11 Sub-area B WARD: 11

APPLICANT: Skyriver Canal Development. LLC **OWNER:** Barbara Holding Company, LLC

PREMISES AFFECTED: 2300 S. Archer Avenue

SUBJECT: Application for a variation to reduce the required two loading

spaces to one loading space for a two story retail building with a

parking garage.

Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O'Grady, Toia and Williams.

491-16-Z ZONING DISTRICT: PMD No. 11 Sub-Area B WARD: 11

APPLICANT: Skyriver Canal Development, LLC **OWNER:** Barbara Holding Company, LLC

PREMISES AFFECTED: 2300 S. Archer Avenue

SUBJECT: Application for a variation to reduce the front setback (Canal

Street) from the required 12' to zero, across the street from an RM-5 zoning district for a two-story retail building with a parking

garage.

Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O'Grady, Toia and Williams.

492-16-Z ZONING DISTRICT: PMD No. 11 Sub-area B WARD: 11

APPLICANT: Skyriver Development, LLC **OWNER:** Barbara Holding Company, LLC

PREMISES AFFECTED: 2300 S. Archer Avenue

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

spaces by no more than 20% from the required eighty-eight spaces

to seventy-four spaces for a two-story retail building with a

parking garage.

Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O'Grady, Toia and Williams.

493-16-S ZONING DISTRICT: C1-1 WARD: 31

APPLICANT: Araceli Luna
OWNER: Ricardo Rodriguez

PREMISES AFFECTED: 4419 W. Diversey Avenue

SUBJECT: Application for a special use to establish one required off-site

parking space to serve the proposed day care center located at 4408

W. Diversey Avenue.

Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O'Grady, Toia and Williams.

494-16-Z ZONING DISTRICT: RM-4.5 WARD: 44

APPLICANT: 706 Briar LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 706 W. Briar Place

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

required 37'-6" to 22'-8" for an open stair/ bridge to access a proposed garage roof top deck which shall also contain the

relocated rear yard open space.

Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O'Grady, Toia and Williams.

495-16-Z ZONING DISTRICT: RM-4.5 WARD: 1

APPLICANT: 1222-26 Ohio LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1226 W. Ohio Street

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

required 38.55' to 21.17' for an open bridge/ catwalk to access a proposed garage rooftop deck which shall also contain the

relocated rear yard open space.

Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O'Grady, Toia and Williams.

496-16-S ZONING DISTRICT: B3-1 WARD: 45

APPLICANT: Criss Hair Design **OWNER:** Modesto Fernandez

PREMISES AFFECTED: 4310 N. Milwaukee Avenue

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

and nail salon.

Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O'Grady, Toia and Williams.

497-16-S ZONING DISTRICT: B3-1 WARD: 21

APPLICANT: Checkers Drive-In Restaurants, Inc.

OWNER: KIMCO Realty **PREMISES AFFECTED:** 157 W. 87th Street

SUBJECT: Application for a special use to establish a one lane drive-through

for a fast food restaurant.

Withdrawn.

498-16-S ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: Bing Jiang, Monica Phung, Wing Kai Ho

OWNER: Hydrocarbon Holdings, Ltd. **PREMISES AFFECTED:** 3161 N. Halsted Street

SUBJECT: Application for a special use to establish a nail salon.

Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O'Grady, Toia and Williams.

499-16-Z ZONING DISTRICT: RM-5 WARD: 2

APPLICANT: Chicago Title and Land Trust Co.

OWNER: Same as applicant **PREMISES AFFECTED:** 1238 N. State Parkway

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

required 2.0' to zero, the south setback from 2.0' to 0.45', combined side setback from 4.5' to 0.45' and the rear setback from 36.81' to 2.16' to permit a two-story detached two car garage with second

floor accessory storage.

Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O'Grady, Toia and Williams.

500-16-S ZONING DISTRICT: B1-2 WARD: 39

APPLICANT: Maria L Nguyen
OWNER: 5K Holdings, LLC
PREMISES AFFECTED: 3451 W. Foster Avenue

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

Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O'Grady, Toia and Williams.

501-16-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Kenneth Rose
OWNER: Same as applicant
PREMISES AFFECTED: 2116 W. Moffat Street

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

required 28.0' to 1.0', the west setback from 2.88' to 0.07' (east to be 3.01'), the combined side setback from 7.2' to 3.08' for a roof deck on the existing garage, a pergola above the garage and a

pergola above an existing rear open deck.

Continued until November 18, 2016 at 2:00 PM.

The Chairman moved to recess at 1:20 PM. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and Williams.

The Board reconvened at 2:20 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). Flores arrived at 2:30 PM. O'Grady arrived at 2:45 PM.

2:00 P.M.

502-16-S ZONING DISTRICT: B1-3 WARD: 43

APPLICANT: Clark Orleans Holdings, Inc.

OWNER: Same as applicant **PREMISES AFFECTED:** 2035 N. Orleans Street

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

second floor for an existing three-story building to be converted from a garage to a ten dwelling unit building with twenty-ground floor parking spaces on the ground floor and a fourth and fifth floor addition with rooftop stair/elevator enclosures and

mechanical room enclosures with roof deck.

Continued until November 18, 2016 at 2:00 PM.

503-16-Z ZONING DISTRICT: B1-3 WARD: 43

APPLICANT: Clark Orleans Holdings, Inc.

OWNER: Same as applicant **PREMISES AFFECTED:** 2035 N. Orleans Street

SUBJECT: Application for a variation to eliminate the one required loading

berth for an existing three-story building to be converted from a garage to a ten dwelling unit building with twenty-ground floor parking spaces on the ground floor and a fourth and fifth floor addition with rooftop stair/elevator enclosures and mechanical

room enclosures with roof deck.

Continued until November 18, 2016 at 2:00 PM.

504-16-Z ZONING DISTRICT: B1-3 WARD: 43

APPLICANT: Clark Orleans Holdings, Inc.

OWNER: Same as applicant **PREMISES AFFECTED:** 2035 N. Orleans Street

SUBJECT: Application for a variation to increase the maximum height not to

exceed 10% of the allowed 60' to 65' for an existing three-story building to be converted from a garage to a ten dwelling unit building with twenty-ground floor parking spaces on the ground

floor and a fourth and fifth floor addition with rooftop

stair/elevator enclosures and mechanical room enclosures with roof

deck.

Continued until November 18, 2016 at 2:00 PM.

505-16-Z ZONING DISTRICT: B1-3 **WARD: 43**

APPLICANT: Clark Orleans Holdings, Inc.

OWNER: Same as applicant PREMISES AFFECTED: 2035 N. Orleans Street

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

required 30' to 14.55' for an existing three-story building to be converted from a garage to a ten dwelling unit building with twenty-ground floor parking spaces on the ground floor and a fourth and fifth floor addition with rooftop stair/elevator enclosures

and mechanical room enclosures with roof deck. Continued until November 18, 2016 at 2:00 PM.

506-16-S ZONING DISTRICT: B3-3 WARD: 28

APPLICANT: Monroe Street Church of Christ

OWNER: Same as applicant **PREMISES AFFECTED:** 3355 W. Fifth Avenue

SUBJECT: Application for a special use to establish a one-story three-hundred

seat religious assembly with thirty-eight, on-site parking spaces. Continued until November 18, 2016 at 2:00 PM at the request

of the Applicant.

507-16-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Sustainabuild, LLC OWNER: Same as applicant PREMISES AFFECTED: 3008 N. Hoyne Avenue

SUBJECT: Application for a variation to permit a 12'-9" encroachment into

the required 34'-9" rear setback for a rear one-story enclosed

walkway connected to the existing garage.

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

and Williams (Flores and O'Grady absent).

508-16-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Sustainabuild, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3008 N. Hoyne Avenue

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

required 34'-9" to 22' for an open stair/ bridge to access a garage rooftop which shall also contain the relocated rear yard open space. **Application approved by voice vote. 3-0; yeas – Sercye, Toia,**

and Williams (Flores and O'Grady absent).

509-16-Z ZONING DISTRICT: DX-12 WARD: 42

APPLICANT: THR Ontario, LLC c/o Dan Unger

OWNER: Same as applicant **PREMISES AFFECTED:** 243 E. Ontario Street

SUBJECT: Application for a variation to reduce the length of the required two

fifty foot, off-street loading spaces from the required 10' x 50' to 10' x 25' to serve a proposed twenty-story, three-hundred eighty

one room hotel.

Continued until November 18, 2016 at 2:00 PM.

510-16-S ZONING DISTRICT: C3-5 WARD: 27

APPLICANT: Fusion Learning, Inc. **OWNER:** Dayton Partners, LLC **PREMISES AFFECTED:** 1440 N. Dayton Street

SUBJECT: Application for a special use to establish a private school in a

portion of the first floor of an existing three-story building. The school will occupy approximately 8,400 square feet of the 13,787

square foot first floor.

Application approved by voice vote. 4-0; yeas - Sercye, Toia,

O'Grady and Williams (Flores absent).

511-16-S ZONING DISTRICT: C1-3 WARD: 27

APPLICANT: 747 N. May Street Investors, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 747 N. May Street

SUBJECT: Application for a special use to convert an existing three-story

office building into a twenty-two room hotel.

Continued until November 18, 2016 at 2:00 PM.

512-16-S ZONING DISTRICT: C1-3 WARD: 27

APPLICANT: 747 N. May Street Investors, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1139-41 W. Chicago Avenue

SUBJECT: Application for a special use to establish an accessory, twelve

space parking lot to serve a proposed twenty-two room hotel

located at 747 N. May Street.

Continued until November 18, 2016 at 2:00 PM.

513-16-S ZONING DISTRICT: B3-3 WARD: 27

APPLICANT: Lolamarie, LLC dba Glowout Salon

OWNER: Fox Chicago, LLC

PREMISES AFFECTED: 529 N. Milwaukee Avenue

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

Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O'Grady, Toia and Williams.

514-16-S ZONING DISTRICT: PMD No. 2, Sub- District B WARD: 2

APPLICANT: NuMed Chicago, LLC

OWNER: North Throop Properties, LLC

PREMISES AFFECTED: 1308 W. North Avenue

SUBJECT: Application for a special use to establish a Medical Cannabis

Dispensing Organization.

Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O'Grady, Toia and Williams.

515-16-S ZONING DISTRICT: B3-2 WARD: 3

APPLICANT: Eco-site **OWNER:** Jeane Russell

PREMISES AFFECTED: 5014-60 S. State Street

SUBJECT: Application for a special use to establish a 120' wireless

communication facility.

Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O'Grady, Toia and Williams.

516-16-Z ZONING DISTRICT: B3-2 WARD: 3

APPLICANT: Eco-Site

OWNER: Jeanne Russell

PREMISES AFFECTED: 5014-60 S. State Street

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

required 30' to 25.08' for a proposed 120' wireless communication

facility.

Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O'Grady, Toia and Williams.

517-16-Z ZONING DISTRICT: B3-2 WARD: 3

APPLICANT: Eco-site

OWNER: Jeanne Russell

PREMISES AFFECTED: 5014-60 S. State Street

SUBJECT: Application for a variation to increase the maximum height from

the permitted 75' to 120' for a proposed wireless communication

facility.

Application approved by voice vote. 5-0; yeas - Sercye, Flores,

O'Grady, Toia and Williams.

518-16-Z APPLICANT:ZONING DISTRICT: C3-2
WARD: 34
Raven's Place, LLC dba Universal Entertainment Center

OWNER: Christ Universal Temple, Inc. Illinois not-for profit corporation

PREMISES AFFECTED: 11901 S. Loomis Street

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

amusement license for a proposed restaurant and banquet hall

which is within 125' of an RS-3 zoning district.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

O'Grady, and Williams (Toia recused).

519-16-S ZONING DISTRICT: B3-2 WARD: 2

APPLICANT: Acus Inc. dba Nomobo Salon
OWNER: Firoz 1, LLC Series 1425
PREMISES AFFECTED: 1425 N. Ashland Avenue

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

salon.

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

520-16-Z ZONING DISTRICT: RS-3 WARD: 48

APPLICANT: The Creative, LLC, Series 1

OWNER: Same as applicant **PREMISES AFFECTED:** 1454 W. Victoria Street

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

required 21.65' to zero, the front setback from 5.5' to 0.56', west setback from 5.7' to 3.0', east setback from 5.7' to 3.88', combined

side setback from 14.25' to 6.88' and the minimum required

setback from the rear property line and the garage from 2.0' to zero for a proposed two-story single family residence with an attached one-car garage, with roof deck and front and rear open decks and

porches.

Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O'Grady, Toia and Williams.

521-16-Z ZONING DISTRICT: RS-3 WARD: 48

APPLICANT: The Creative, LLC - Series 1

OWNER: Same as applicant **PREMISES AFFECTED:** 1454 W. Victoria Street

SUBJECT: Application for a variation to reduce the required parking spaces

from two to one for a proposed two-story single family residence with a one-car attached garage with roof deck, front and rear open

decks and porches.

Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O'Grady, Toia and Williams.

CONTINUANCES

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.

Withdrawn.

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.

Withdrawn.

391-16-S ZONING DISTRICT: RM-5.5 WARD: 43

APPLICANT: Sarah and Peter Breitlander

OWNER: Same as applicant **PREMISES AFFECTED:** 1934 N. Bissell Street

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

vacation rental unit.

Withdrawn.

415-16-Z ZONING DISTRICT: RS-2 WARD: 38

APPLICANT: Jose Roman **OWNER:** Same as applicant

PREMISES AFFECTED: 3437 N. Oak Park Avenue

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

required 4.0' to 2.2' and the south setback from 4.0' to 2.9' and the combined side setback combination from 9.0' to 5.1' for a second floor addition and a rear open deck with roof onto the existing

single family residence.

Application approved by voice vote. 4-1; yeas - Sercye, Flores,

O'Grady, and Toia; nays - Williams.

424-16-S ZONING DISTRICT: B1-1 WARD: 4

APPLICANT: LaJoie Johnson Fourstars, LLC PREMISES AFFECTED: 700 E. 47th Street

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

beauty salon.

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

425-16-Z ZONING DISTRICT: B3-3 WARD: 27

APPLICANT: GBH2, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1849 W. Grand Avenue

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

required 30' to 0.2' on floors containing dwelling units for a rear two-story addition with an attached two-car garage, a third floor addition with a front and rear balcony, a fourth floor addition, with a rear balcony and an elevator penthouse on the existing two-story building with a new use of ground floor office space with two

dwelling units above.

Continued until November 18, 2016 at 2:00 PM.

428-16-Z ZONING DISTRICT: B3-2 WARD: 24

APPLICANT: GBM 16th Street Properties, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 3357 W. 16th Street

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

required 6.27' to zero, the south setback from 2.0' to zero for a one-story addition, a 9.42' high fence, a rear trash enclosure and one unenclosed parking stall for an existing building with food and

beverage retail sales with accessory liquor sales.

Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O'Grady, Toia and Williams.

446-16-S ZONING DISTRICT: B3-2 WARD: 11

APPLICANT: Agata Kubiak, Bernadette Wilczynska

OWNER: Podmajersky Inc. **PREMISES AFFECTED:** 1743 S. Halsted Street

SUBJECT: Application for a special use to permit the establishment a body art

service (permanent makeup).

Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O'Grady, Toia and Williams.

455-16-A ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: MCZ Urban, LLC d/b/a MCZ Development

OWNER: JM3 Bosworth. LLC

PREMISES AFFECTED: 1650-52 N. Bosworth Avenue

SUBJECT: Application for an appeal from the decision of the office of the

Zoning Administrator in refusing to recognize legal nonconforming status for the existing 240 square foot on premise

monopole sign located at the subject site.

Decision to reverse the Zoning Administrator by voice vote. 3-2; uphold – Sercye and Williams; reverse -- Flores, O'Grady,

and Toia.

457-16-Z ZONING DISTRICT: C1-2 WARD: 23

APPLICANT: Tonja Hall

OWNER: Standard Bank and Trust Company ATUT # 16044

PREMISES AFFECTED: 3214-16 W. 63rd Street

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

place of amusement license for a banquet hall to provide live music which is located with 125' of an RS-3 Zoning District.

Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O'Grady, Toia and Williams.

458-16-S ZONING DISTRICT: B1-1 WARD: 23

APPLICANT: Tonja Hall

OWNER: Standard Bank and Trust Company ATUT # 18244

PREMISES AFFECTED: 3230-38 W. 63rd Street

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

site accessory parking lot with forty-eight spaces to serve the

proposed banquet hall at 3214-16 W. 63rd Street.

Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O'Grady, Toia and Williams.

460-16-Z ZONING DISTRICT: RM 4.5 WARD: 1

APPLICANT: Tech Development, Inc. **OWNER:** Same as applicant **PREMISES AFFECTED:** 1517 W. Superior Street

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

required 36'-11" to 21'-2", the east setback from 2' to zero (west to be 17'-8") for a proposed stair to access a garage roof top deck which shall also contain the relocated rear yard open space.

Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O'Grady, Toia and Williams.

471-16-Z ZONING DISTRICT: RS-3 WARD: 11

APPLICANT: Dihui Yu
OWNER: Nelson Tam

PREMISES AFFECTED: 1452 W. Fuller Avenue

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

required 2.0' to 0.10' (east to be 4.0'), the combined side setback from 5' to 4.10' to divide an existing zoning lot with an existing one story single family residence and a one-car garage and one-car

parking pad.

Application approved by voice vote. 5-0; yeas – Sercye, Flores,

O'Grady, Toia and Williams.

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 5-0; yeas – Sercye, Flores, O'Grady, Toia and Williams. Meeting went into closed session at 5:59 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and Williams. Meeting returned to open session at 6:50 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of September 16, 2016 made by the Chairman. Second by O'Grady. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and Williams.

Motion to adjourn made by the Chairman. Second by Flores. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and Williams. Meeting adjourned at 7:00 PM.