CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY – FEBRUARY 19, 2016 121 NORTH LASALLE STREET – ROOM 200

PHYSICALLY PRESENT FOR ALL PORTIONS

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

Acting Chairman Sercye called meeting to order at 9:19 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with three members present (Sercye, Flores, O'Grady and Toia). Williams arrived at 9:25 AM.

Motion to approve the minutes from the January 15, 2016 regular made by the Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, O'Grady and Toia.

Motion to approve the Februray 19, 2016 agenda made by the Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, O'Grady and Toia.

9:00 A.M.

39-16-Z Zoning District: RT-4 Ward: 48

Applicant: Kenmore Commons, LLC

Owner: same as applicant

Premises Affected: 5051 North Kenmore Avenue

Subject: Application for a variation to reduce the front setback from 15' to 0'; to

reduce the north side setback from 4' to 0'; to reduce the south side setback from 4' to 0'; and, to reduce the combined side setback from 10' to 0' to legalize an existing, more than 20% opaque, 6'-tall, cedar fence.

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

Motion denied 0-4; nays -Sercye, O'Grady, Toia and Williams.

40-16-Z Zoning District: RM-6 Ward: 48

Applicant: Winthrop House, LLC **Owner:** same as applicant

Premises Affected: 5411 North Winthrop Avenue

Subject: Application for a variation to reduce the front setback from 15' to 0' to

legalize an existing, more than 20% opaque, 6'-tall, cedar fence.

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

Motion denied 0-4; nays -Sercye, O'Grady, Toia and Williams.

41-16-S Zoning District: PMD-4B Ward: 27

Applicant: Ravenswood Disposal Service, Inc.

Owner: RDS Properties, LLC
Premises Affected: 2613-59 West Fulton Street

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

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

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

42-16-S Zoning District: PMD-4B Ward: 27

Applicant: Ravenswood Disposal Service, Inc.

Owner: RDS Properties, LLC
Premises Affected: 2613-59 West Fulton Street

Subject: Application for a special use to establish a Reprocessable Construction

and Demolition Material recycling facility.

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

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

43-16-S Zoning District: PMD-4B Ward: 27

Applicant: Ravenswood Disposal Service, Inc.

Owner: RDS Properties, LLC

Premises Affected: 2613-59 West Fulton Street

Subject: Application for a special use to establish a transfer station.

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

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

44-16-Z Zoning District: RT-3.5 Ward: 44

Applicant: Daniel Harris **Owner:** same as applicant

Premises Affected: 3642 North Magnolia Avenue

Subject: Application for a variation to allow for the establishment of a third

residential unit on a lot whose area of 3,713.1 square feet is no less than 90% of the required 3,750 square feet for an existing, three-story, two-unit

building to be increased to a three-unit building.

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

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

45-16-Z Zoning District: B1-2 Ward: 1

Applicant: Walton Builders, Inc. **Owner:** same as applicant

Premises Affected: 1814 West Grand Avenue

Subject: Application for a variation to allow for the establishment of a fifth

residential unit on a lot whose area of 4,800 square feet is no less than 90% of the required 5,000 square feet for a proposed, four-story, five-unit

building with ground floor retail space and five, rear, surface, parking

spaces.

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

46-16-Z Zoning District: RS-2 Ward: 23

Applicant: Fabiola Patino-Aranda **Owner:** same as applicant **Premises Affected:** 3641 West 63rd Place

Subject: Application for a variation to reduce the front setback from 16.67' to 9.6';

to reduce the west side setback from 4' to 0.34'; to reduce the east side setback from 4' to 1.48'; and, to reduce the combined side setback from 7.5' to 1.82' for a proposed, rear, one-story addition to an existing, one-story, single-family residence; a front, covered, open porch is also proposed; the existing, rear, detached, two-car garage will remain

unchanged.

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

47-16-Z Zoning District: RS-3 Ward: 32

Applicant: GPROP III, LLC same as applicant

Premises Affected: 2010 North Hoyne Avenue

Subject: Application for a variation to reduce the rear setback from 28' to 21' for a

proposed, rear, two-car garage with a roof deck, which is accessed via an open stair exceeding 6' in height and a bridge, which is connected to the existing, two-story, single-family residence, with a roof deck, and which

will remain unchanged.

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

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

48-16-S Zoning District: B3-1 Ward: 29

Applicant: Sun Cash of WI, LLC **Owner:** North Plaza, LLC

Premises Affected: 5800 West North Avenue

Subject: Application for a special use to establish a payday loan store.

Motion to approve made by the Acting Chairman. Second by Toia. Motion carried 3-1; yeas -O'Grady, Toia and Williams; nays -- Sercye

49-16-Z Zoning District: RT-4 Ward: 30

Applicant: George A. Jasinski **Owner:** same as applicant

Premises Affected: 2852 North Hamlin Avenue

Subject: Application for a variation to increase the pre-existing floor area of 4,140

square feet by no more than 15% (17.31 square feet) for proposed, fourth

floor, southern-facing dormer and rear, open deck additions to an existing, four-story, three-unit building; the rear, detached two-car garage will

remain unchanged.

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

50-16-Z Zoning District: RT-4 Ward: 30

Applicant: George A. Jasinski **Owner:** same as applicant

Premises Affected: 2852 North Hamlin Avenue

Subject: Application for a variation to increase the pre-existing height of 39.5' by

no more than 10% (2.25') for proposed, fourth floor, southern-facing dormer and rear, open deck additions to an existing, four-story, three-unit

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

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

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

51-16-Z Zoning District: RS-3 Ward: 32

Applicant: Marcia Festen and Patricia Logue

Owner: same as applicant

Premises Affected: 1936 West Newport Avenue

Subject: Application for a variation to reduce the east side setback from 2' to 0' and

to reduce the combined side setback from 4.04' to 0' for a proposed, rear, two-story addition to an existing, two-story, single-family residence; the

rear, detached two-car garage will remain unchanged.

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

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

52-16-Z Zoning District: RM-5 Ward: 43 Applicant: 351 W. Dickens Condominium Association

Owner: same as applicant

Premises Affected: 351-53 West Dickens Avenue

Subject: Application for a variation to reduce the west side setback from 5' to 0' to

replace four, open, balconies along the west side of the building and an open, spiral staircase, which will access a proposed, rooftop deck from the fourth floor balcony; three, open balconies along the east side of the building, which project over the public right-of-way, will also be replaced.

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

53-16-Z Zoning District: RT-4 Ward: 27

Applicant: Sid Feldman **Owner:** same as applicant

Premises Affected: 2246 West Warren Boulevard

Subject: Application for a variation to allow for the establishment of a third

residential unit on a lot whose area of 2,745.36 square feet is no less than

90% of the required 3,000 square feet for an existing, three-story, two-unit

building to be increased to a three-unit building.

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

54-16-S Zoning District: B3-1 Ward: 22

Applicant: McDonald's USA, LLC

Owner: Franchise Realty Investment Trust - IL

Premises Affected: 4704 South Cicero Avenue

Subject: Application for a special use to renovate and expand an existing, one-story

restaurant and establish a second drive-through lane.

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

55-16-Z Zoning District: RM-5 Ward: 20

Applicant: Michigan Corners Limited Partnership

Owner: same as applicant

Premises Affected: 5700-08 South Michigan Avenue

Subject: Application for a variation to reduce the south side setback from 10.37' to

0' and to reduce the rear setback from 48' to 0' for a proposed, 9' tall x 147.17' long, cyclone, chain-link fence with a 9' tall x 3.5' wide, rear gate.

Dismissed for Want of Prosecution.

Shalonda Cannon/DBA Posh Hair Salon, LLC Shalonda Cannon/DBA Posh Hair Salon, LLC

Owner: Joe Mroczek

Premises Affected: 5720 West Grand Avenue

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

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

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

57-16-S Zoning District: B3-3 Ward: 20

Applicant: Latre B. Lawson – AKPIGO

Owner: Andy Schoolnik

Premises Affected: 6355 South Cottage Grove Avenue

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

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

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

58-16-S Zoning District: B3-2 Ward: 40 Applicant:Shaka Price/DBA California Touch Hair Services

Owner: Peter Yi

Premises Affected: 6017-A North California Avenue

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

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

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

59-16-S Zoning District: B1-1 Ward: 21

Applicant: Akiilah Zafir **Owner:** MC Rose, LLC

Premises Affected: 8532 South Ashland Avenue

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

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

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

60-16-S Zoning District: B3-1 Ward: 30

Applicant: Dieu Nguyen **Owner:** Rayan Enterprises

Premises Affected: 5953 West Belmont Avenue

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

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

Motion carried 3-0; yeas -Sercye, Toia and Williams.

61-16-S Zoning District: B3-2 Ward: 40

Applicant: George Yakhnis **Owner:** H&Y 888, Corp.

Premises Affected: 2635½-37 West Peterson Avenue

Subject: Application for a special use to establish a barber shop.

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

Motion carried 3-0; yeas –Sercye, Toia and Williams.

62-16-Z Zoning District: RM-4.5 Ward: 11

Applicant: Kasper Development, Ltd.

Owner: same as applicant

Premises Affected: 3002 South Shields Avenue

Subject: Application for a variation to allow 55 square feet of the required, 200

square feet of private yard, per townhouse, to be located on the open, rear, second floor balcony of each of the four, two-story townhouses proposed

at this location.

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

Motion carried 3-0; yeas -Sercye, Toia and Williams.

63-16-S Zoning District: C1-3 Ward: 3

Applicant:Truth Chicago, LLCOwner:Peytyn WillbornPremises Affected:56 East Pershing Road

Subject: Application for a special use to establish a rooftop patio to serve the

existing restaurant at this location.

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

64-16-Z Zoning District: RS-3 Ward: 6

Applicant: Community Development Institute **Owner:** New Joy Devine Full Gospel Church

Premises Affected: 7832-36 South Union Avenue

Subject: Application for a variation to reduce the south side setback from 28.71' to

3' for a proposed, eight-space, surface parking lot to serve a high school proposed to be established within the existing, five-story building at this

location.

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

Motion carried 3-0; yeas -Sercye, Toia and Williams.

65-16-S Zoning District: B3-1 Ward: 33

Applicant: Mike Slobodan Pavlovic

Owner: same as applicant

Premises Affected: 3949 North Whipple Street

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

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

66-16-Z Zoning District: RM-5 Ward: 3

Applicant: Steven L. and Marilynn Parker

Owner: same as applicant

Premises Affected: 3654 South Giles Avenue

Subject: Application for a variation to reduce the north side setback from 2.73' to

1.34'; to reduce the combined side setback from 6.82' to 1.38'; and, to reduce the front obstruction setback from 20' to 11.25' for a proposed, two-story, northside addition to an existing, two-story, single-family residence; said addition will also include a front, attached, one-car garage,

accessed directly from South Giles Avenue, with a rooftop deck.

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

67-16-Z Zoning District: RT-4 Ward: 49

Applicant: Ceres Acquisitions, LLC

Owner: same as applicant

Premises Affected: 1747 West Wallen Avenue

Subject: Application for a variation to allow for the establishment of a fourth

residential unit on a lot whose area of 3,750 square feet is no less than 90% of the required 4,000 square feet for an existing, three-story,

three-unit building to be increased to a four-unit building.

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

68-16-S Applicant:Zoning District: C1-1 Ward: 6

Illinois Association of Seventh-Day Adventists

Owner: same as applicant

Premises Affected: 8237-47 South State Street

Subject: Application for a special use to establish a religiously-affiliated Sabbath

school.

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

Motion carried 3-0; yeas –Sercye, Toia and Williams.

69-16-S Zoning District: DX-5 Ward: 25

Applicant: 1045 Washington, LLC **Owner:** Ag-Products Company

Premises Affected: 28-42 North Carpenter and 27-41 North Aberdeen Streets

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

second floor for a proposed, six-story, 70-unit building with 78 indoor,

parking spaces located on the first floor.

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

Motion carried 3-0; yeas -Sercye, Toia and Williams.

70-16-Z Zoning District: DX-5 Ward: 25

Applicant: 1045 Washington, LLC **Owner:** Ag-Products Company

Premises Affected: 28-42 North Carpenter and 27-41 North Aberdeen Streets

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

proposed, six-story, 70-unit building with 78 indoor, parking spaces

located on the first floor.

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

Motion carried 3-0; yeas -Sercye, Toia and Williams.

71-16-Z Zoning District: C1-2 Ward: 32

Applicant: Theodore Harris and Sarah I. Black

Owner: same as applicant

Premises Affected: 2345 North Leavitt Street

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

reduce the north side setback from 3.2' to 0.5' for a proposed, third floor addition with front and rear, open decks for the proposed conversion of an existing, two-story, one-unit building, with a tavern on the ground floor,

into a vacation rental unit.

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

Motion carried 3-0; yeas -Sercye, Toia and Williams.

72-16-Z Zoning District: B2-3 Ward: 44

Applicant: 3851 N. Southport, LLC

Owner: same as applicant

Premises Affected: 3851 North Southport Avenue

Subject: Application for a variation to reduce the rear setback from 30' to 2' for the

proposed expansion of an existing, three-story, five-unit building, with ground floor retail, to a three-story, six-unit building, with ground floor

retail, through the addition of a rear, three-story addition and a rear,

attached, two-car garage with a roof top deck.

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

Motion carried 3-0; yeas –Sercye, Toia and Williams.

73-16-Z Zoning District: B2-3 Ward: 44

Applicant: 3851 N. Southport, LLC

Owner: same as applicant

Premises Affected: 3851 North Southport Avenue

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

parking spaces by no more than one for the proposed expansion of an existing, three-story, five-unit building, with ground floor retail, to a three-story, six-unit building, with ground floor retail, through the addition of a rear, three-story addition and a rear, attached, two-car garage with a

roof top deck.

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

Motion carried 3-0; yeas –Sercye, Toia and Williams.

The Acting Chairman moved to recess at 1:45 PM. Second by Toia. Motion carried 3-0; yeas – Sercye, O'Grady and Toia.

The Board reconvened at 2:12 PM. The Acting 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 2:30 PM.

2:00 P.M.

74-16-S Zoning District: DX-5 Ward: 42

Applicant: Mokin Properties, LLC
Owner: same as applicant
Premises Affected: 351 West Huron Street

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

second floor for a proposed, seven-story, six-unit building with six indoor,

at-grade, parking spaces and one indoor, at-grade, loading space.

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

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

75-16-Z Zoning District: DX-5 Ward: 42

Applicant: Mokin Properties, LLC
Owner: same as applicant
Premises Affected: 351 West Huron Street

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

reduce the garage setback off of the rear property line from 1' to 0' for a proposed, seven-story, six-unit building with six indoor, at-grade, parking

spaces and one indoor, at-grade, loading space

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

76-16-Z Zoning District: C1-2 Ward: 20

Applicant: Regal, Inc. **Owner:** Joseph Benson

Premises Affected: 6947 South South Chicago Avenue

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

license for a proposed banquet hall within 125' of an RS-3, Residential

Single-Unit (Detached House) District.

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

77-16-Z Zoning District: RM-5 Ward: 37

Applicant: Jorge Caal

Owner: same as applicant

Premises Affected: 344 North Hamlin Avenue

Subject: Application for a variation to reduce the front setback from 15' to 13.5' for

a proposed, four-story, eight-unit building with six, side and rear, surface

parking spaces.

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

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

78-16-Z Zoning District: RM-5 Ward: 37

Applicant: Jorge Caal

Owner: same as applicant

Premises Affected: 344 North Hamlin Avenue

Subject: Application for a variation to reduce the 492.18 square feet of rear yard

open space to 477 square feet for a proposed, four-story, eight-unit

building with six, side and rear, surface parking spaces.

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

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

79-16-Z Zoning District: RM-5 Ward: 37

Applicant: Jorge Caal

Owner: same as applicant

Premises Affected: 344 North Hamlin Avenue

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

parking spaces to six for a proposed, four-story, eight-unit building with

six, side and rear, surface parking spaces.

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

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

80-16-Z Zoning District: RS-3 Ward: 47

Applicant: MA Capital Fund, LLC Series 3937

Owner: same as applicant

Premises Affected: 3937 North Marshfield Avenue

Subject: Application for a variation to reduce the rear setback from 33.9' to 4.67';

to reduce the north side setback from 2' to 0'; and, to reduce the combined side setback from 5' to 3' for a proposed, rooftop deck which will be located on an existing, rear, detached, two-car garage, with an exterior, at-grade fireplace, and which will be accessed via an open stair exceeding 6' in height; the existing garage and two-story, single-family residence will

otherwise remain unchanged.

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

81-16-Z Zoning District: RS-3 Ward: 44

Applicant: PNC Series, LLC – 1036 W. Wellington

Owner: same as applicant

Premises Affected: 1036 West Wellington Avenue

Subject: Application for a variation to reduce the rear setback from 35' to 22' and

to allow the 225 square feet of rear yard open space to be provided on the rooftop deck proposed to be established on the proposed, rear, detached, two-car garage which will be accessed via an open stair exceeding 6' in height which will be connected to a proposed, two-story, single-family

residence.

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

82-16-Z Zoning District: RS-3 Ward: 44

Applicant: PNC Series, LLC – 1034 W. Wellington

Owner: same as applicant

Premises Affected: 3004 North Kenmore Avenue

Subject: Application for a variation to reduce the rear setback from 35' to 22' and

to allow the 225 square feet of rear yard open space to be provided on the rooftop deck proposed to be established on the proposed, rear, detached, two-car garage which will be accessed via an open stair exceeding 6' in height which will be connected to a proposed, two-story, single-family

residence.

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

83-16-S Zoning District: B1-2 Ward: 32

Applicant: XO Studio 2, LLC **Owner:** 2144 W. Roscoe, LLC

Premises Affected: 2142 West Roscoe Street. Suite C

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

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

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

84-16-S Zoning District: B3-1 Ward: 38

Applicant: J'Adore Hair Studio, Inc.

Owner: 3829 N. Harlem, Inc.

Premises Affected: 3829 North Harlem Avenue

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

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

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

85-16-S Zoning District: B3-2 Ward: 32

Applicant: Guillermo's Jewelry, Co.

Owner: Sara Ayala

Premises Affected: 2207 North Western Avenue, Unit 3C

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

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

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

86-16-S Zoning District: B3-2 Ward: 2

Applicant: Vim & Vigor Salon, LLC

Owner: EDC Management, Inc./DBA RJ Development of Chicago, Corp.

Premises Affected: 1435 West Fullerton Avenue

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

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

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

87-16-S Zoning District: B3-5 Ward: 27

Applicant: Eric Street Salon Concepts, LLC
Owner: Jim Johnson Properties, LLC
Premises Affected: 1513 North Wells Street

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

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

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

88-16-S Zoning District: B3-2 Ward: 44

Applicant: Southport Salon Concepts, LLC

Owner: Total Recall, LLC

Premises Affected: 3337 North Southport Avenue

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

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

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

89-16-S Zoning District: B3-2 Ward: 44

Applicant: Southport Salon Concepts, LLC

Owner: Total Recall, LLC

Premises Affected: 3337 North Southport Avenue

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

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

90-16-S Zoning District: B1-2 Ward: 40

Applicant: GJK Properties, LLC
Owner: same as applicant
Premises Affected: 2509 West Argyle Street

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

second floor for a proposed, four-story, four-unit building with a roof deck

and a rear, detached, four-car garage with a roof deck.

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

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

91-16-Z Zoning District: B1-2 Ward: 40

Applicant: GJK Properties, LLC
Owner: same as applicant
Premises Affected: 2509 West Argyle Street

Subject: Application for a variation to reduce the rear setback from 30' to 25' for a

proposed, four-story, four-unit building with a roof deck and a rear,

detached, four-car garage with a roof deck.

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

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

92-16-Z Zoning District: B1-2 Ward: 40

Applicant: GJK Properties, LLC

Owner: same as applicant

Promises Affected: 2500 West Argyle Str

Premises Affected: 2509 West Argyle Street

Subject: Application for a variation to allow for the establishment of a fourth

residential unit on a lot whose area of 3,625 square feet is no less than 90% of the required 4,000 square feet for a proposed, four-story, four-unit building with a roof deck and a rear, detached, four-car garage with a roof

deck.

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

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

93-16-Z Zoning District: B1-2 Ward: 1

Applicant: 1110 North Ashland, LLC
Owner: Nanc N Ed, LLC, 1110 Series
Premises Affected: 1108-10 North Ashland Avenue

Subject: Application for a variation to allow for the establishment of a sixth

residential unit on a lot whose area of 5,500 square feet is no less than 90% of the required 6,000 square feet for a proposed, four-story, six-unit building; the ground floor will contain office/retail space and two, enclosed parking spaces, four additional surface parking spaces will be

provided in the rear.

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

94-16-Z Zoning District: DR-3 Ward: 42

Applicant: 34 Bellevue Chicago, LLC

Owner: same as applicant
Premises Affected: 34 East Bellevue Place

Subject: Application for a variation to reduce the rear setback from 36.2' to 5.83'

and to reduce the garage setback off of the rear property line from 2' to 0.17' for a proposed, rear, attached, two-car garage with 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 Acting Chairman. Second by Toia.

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

95-16-S Zoning District: DX-7 Ward: 42

Applicant: Inspire Girls Academy
Owner: Ontario West, LLC
Premises Affected: 358 West Ontario Street

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

Withdrawn by Applicant.

96-16-S Zoning District: PMD-4A Ward: 27

Applicant: Chicago Teachers Union Foundation, Inc.

Owner: same as applicant

Premises Affected: 1908 West Fulton Street

Subject: Application for a special use to establish off-site, accessory, parking for 57

vehicles, within a proposed, 60-space parking lot, to serve the second floor

of a proposed office located 1901 West Carroll Avenue.

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

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

97-16-S Applicant:Zoning District: DX-5
Ward: 42
LG Development Group, LLC – 61 West Erie Series

Owner: same as applicant and Suzanne Anderson

Premises Affected: 57-61 West Erie Street

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

second floor for a proposed 12-story, 10-unit building with 12 indoor, at-grade parking spaces; the adjacent, three-story, three-unit building will remain unchanged other than being connected to this proposed

development.

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

CONTINUANCES

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

Applicant: LGCL, LLC **Owner:** 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.

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

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

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.

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

Motion denied 1-3; yeas - Sercye; navs - O'Grady, Toia and

Williams.

434-15-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 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.

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

Motion denied 1-3; yeas - Sercye; navs - O'Grady, Toia and

Williams.

435-15-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 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.

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

Motion denied 1-3; yeas - Sercye; navs - O'Grady, Toia and

Williams.

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

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

28 East 87th Street **Premises Affected:**

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

drive-through lane.

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

463-15-S **Zoning District: C1-2 Ward: 37 Applicant:** 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 July 15, 2016 at 2:00 PM.

489-15-Z **Zoning District: RM-5** Ward: 3

Applicant: 4030 Indiana, LLC Owner: same as applicant

Premises Affected: 4030 South Indiana Avenue

Subject: Application for a variation to reduce the quantity of four off-street parking

spaces by no more than two (to three spaces) for the proposed conversion

of a three-story, three-unit building into a four-unit building.

Withdrawn by Applicant.

499-15-Z **Zoning District: RS-3 Ward: 47**

Applicant: Susan Lee and John Robert Hollender

Owner: same as applicant

Premises Affected: 4508 North Damen Avenue

Application for a variation to reduce the front setback from 32.97' to **Subject:**

> 24.57'; to reduce the rear setback from 38.78' to 21.52'; to reduce the north side setback from 3.21' to 2.14'; and, to reduce the combined side setback from 8.03' to 6.16 for a proposed, second floor, duplex-up addition into the existing attic of a two-story, two-unit building, to add a rear, three-story, open porch and an open, side stairwell, providing access to a basement which will become a duplex-down unit from the existing

first floor unit; a front, attached, three-car garage that is accessed directly

from North Damen Avenue will also be provided. Continued until March 18, 2016 at 2:00 PM.

500-15-Z Zoning District: RS-3 Ward: 47

Applicant: Susan Lee and John Robert Hollender

Owner: same as applicant

Premises Affected: 4508 North Damen Avenue

Subject: Application for a variation to increase the pre-existing height of 35.75' by

no more than 10% (2.83') for a proposed, second floor, duplex-up addition into the existing attic of a two-story, two-unit building, to add a rear, three-story, open porch and an open, side stairwell, providing access to a basement which will become a duplex-down unit from the existing first floor unit; a front, attached, three-car garage that is accessed directly from

North Damen Avenue will also be provided. Continued until March 18, 2016 at 2:00 PM.

13-16-S Zoning District: B3-1 Ward: 31

Applicant: Victor Adame/DBA Lissett Beauty Salon

Owner: same as applicant

Premises Affected: 3000 North Pulaski Road, Suite 1S

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

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

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

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.

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

24-16-Z Zoning District: RS-3 Ward: 20

Applicant: Chris Amatore **Owner:** same as applicant

Premises Affected: 6731 South St. Lawrence Avenue

Subject: Application for a variation to allow for the legalization of a second unit

within an existing, two-story building, originally established as a

single-family residence more than 50 years ago. **Dismissed for Want of Prosecution**

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 the Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, O'Grady, Toia and Williams. Meeting went into closed session at 7:50 PM.

Motion to return to open session for voting made by the Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, O'Grady, Toia and Williams. Meeting returned to open session at 8:10 PM.

Motion to approve written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of January 15, 2016 and Cal. No. 183-15-S from its regular meeting of December 18, 2015, made by the Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, O'Grady, Toia and Williams.

Motion to adjourn made by the Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, O'Grady, Toia and Williams. Meeting adjourned at 8:20 PM.