CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY – JANUARY 15, 2016 121 NORTH LASALLE STREET – ROOM 200

MINUTES

PHYSICALLY PRESENT FOR ALL PORTIONS

Blake Sercye, Acting Chairman Sheila O'Grady Sam Toia

Acting Chairman Sercye called meeting to order at 9:16 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with three members present (Sercye, O'Grady and Toia).

Motion to approve the minutes from the December 18, 2015 regular made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O'Grady and Toia.

Motion to approve the January 15, 2016 agenda made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O'Grady and Toia.

<u>9:00 A.M.</u>

1-16-S Applicant:	Zoning District: DS-3Ward: 25Young Men's Christian Association of Chicago/DBA YMCA of Metropolitan Chicago	
Owner:	same as applicant	
Premises Affected:	1029-37 West Jackson Boulevard & 1028-36 West Gladys Avenue	
Subject:	Application for a special use to establish a 53-space, off-site, non-required, accessory parking lot.	
	Motion to approve made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O'Grady and Toia.	
2-16-S	Zoning District: B3-2 Ward: 47	
Applicant:	FH7 Lakeview, LLC/DBA Sola Salon Studios c/o Nichole Milz	
Owner:	STRS L3 ACQ3, LLC	
Premises Affected:	3355 North Lincoln Avenue, Second Floor	
Subject:	Application for a special use to establish a massage establishment.	
	Motion to approve made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O'Grady and Toia.	
3-16-Z		

Owner: Premises Affected: Subject:	same as applicant 1754-58 West Barry Avenue Application for a variation to reduce the front setback from 31.41' to 0'; to reduce the front obstruction setback from 20' to 0'; to reduce the rear setback from 17.26' to 0'; to reduce the east side setback from 4' to 0'; to reduce the west side setback from 4' to 0'; and, to reduce the combined side setback from 10' to 0' for a proposed, front, attached, one-car garage, accessed directly from West Barry Avenue, with a rooftop deck and open stair that exceeds 6' in height. Motion to approve made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O'Grady and Toia.
4-16-Z	Zoning District: RM-5 Ward: 43
Applicant: Owner:	Steven and Margaret Hampton same as applicant
Premises Affected:	2039 North Sedgwick Street
Subject:	Application for a variation to reduce the rear setback from 30.66' to 22.23' and to reduce the north side setback from 2' to 0.67' for a proposed, open porch and stair above 6' which provides direct access to a proposed, rooftop deck on a proposed, rear, detached, two-car garage; the existing, two-story, single-family residence will remain unchanged. Motion to approve made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O'Grady and Toia.
5-16-Z	Zoning District: RT-4 Ward: 43
Applicant: Owner:	BCL-Homes, LLC same as applicant
Premises Affected:	846 West Webster Avenue
Subject:	Application for a variation to increase the pre-existing floor area of 3,996 square feet by no more than 15% (474 square feet) for a proposed, rear, two-story addition (with an open, roof top deck) to an existing, two-story, four-unit building being converted to a single-family residence which will be connected (by a deck with an exterior stair case which exceeds 6' in height) to a proposed, rear, two-car garage with a roof deck. Motion to approve made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O'Grady and Toia.
6-16-Z	Zoning District: RT-4 Ward: 43
Applicant: Owner:	BCL-Homes, LLC same as applicant
Premises Affected:	846 West Webster Avenue
Subject:	Application for a variation to reduce the rear setback from $32.2'$ to $22'$; to reduce the west side setback from 2' to $0.5'$; to reduce the east side setback from 2' to $0.33'$; and, to reduce the combined side setback from 4.8' to 0.83' for a proposed, rear, two-story addition (with an open, roof

top deck) to an existing, two-story, four-unit building being converted to a single-family residence which will be connected (by a deck with an exterior staircase which exceeds 6' in height) to a proposed, rear, two-car garage with a roof deck.

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

7-16-Z Applicant: Owner: Premises Affected: Subject:	 Zoning District: RS-3 Ward: 47 Paul Petersen, Inc. same as applicant 3815 North Hamilton Avenue Application for a variation to reduce the rear setback from 34.74' to 2'; 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, north side, two-story addition and a rear, two-story addition, with a 4' eave, to an existing, two-story, two-unit building being converted to a single-family residence; a rear, detached, two-car garage with an exterior fireplace and a roof deck, which is accessed via an open stair exceeding 6' in height, is also proposed. Motion to approve made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O'Grady and Toia.
8-16-Z	Zoning District: RS-3 Ward: 47
Applicant:	Paul Petersen, Inc.
Owner:	same as applicant
Premises Affected:	3815 North Hamilton Avenue
Subject:	Application for a variation to increase the pre-existing floor area of 2,670 square feet by no more than 15% (400.5 square feet) for a proposed, north side, two-story addition and a rear, two-story addition, with a 4' eave, to an existing, two-story, two-unit building being converted to a single-family residence; a rear, detached, two-car garage with an exterior fireplace and a roof deck, which is accessed via an open stair exceeding 6' in height, is also proposed. Motion to approve made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O'Grady and Toia.
9-16-S	Zoning District: PMD-8A Ward: 11
Applicant:	Lakeshore Recycling Systems, LLC
Owner:	Golf Development, LLC, 4055 South Packers Avenue Series
Premises Affected:	1350 West 41 st Street
Subject:	Application for a special use to establish a Class III recycling facility. Motion to approve made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O'Grady and Toia.
10-16-S	Zoning District: PMD-8A Ward: 11

Applicant: Owner: Premises Affected: Subject:	Lakeshore Recycling Systems, LLC Golf Development, LLC, 4055 South 1350 West 41 st Street Application for a special use to estab Motion to approve made by the A Motion carried 3-0; yeas –Sercye, C	lish a Class V recycling facility. Acting Chairman. Second by Toia.
11-16-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B1-2 The Glam Express, LLC Kyle W. Glascott 2215 North Halsted Street, 1 st Floor Application for a special use to estab Dismissed for want of prosecution.	
12-16-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B3-2 Riquelme Florian/DBA Ricky's Babe Jose de Jesus Cortez 3510 West 26 th Street Application for a special use to estab Motion to approve made by the A Motion carried 3-0; yeas –Sercye, C	lish a barber shop. Acting Chairman. Second by Toia.
13-16-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B3-1 Victor Adame/DBA Lissett Beauty S same as applicant 3000 North Pulaski Road, Suite 1S Application for a special use to estab Continued until February 19, 2016	lish a beauty salon.
14-16-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B3-3 James Coleman S&J Properties, Inc. 6802 South Stony Island Avenue Application for a special use to estab Motion to approve made by the A Motion carried 3-0; yeas –Sercye, C	cting Chairman. Second by Toia.
15-16-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B3-2 Regina S. Brown-Obaroghedo Sam Mark 1926 East 95 th Street Application for a special use to estab Motion to approve made by the A Motion carried 3-0; yeas –Sercye,	cting Chairman. Second by Toia.

16-16-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B3-2Ward: 44RLPF Hair, LTD/DBA Robert Jeffrey Hair StudioGeneral Auto Service Station, LLC3153 North BroadwayApplication for a special use to establish a beauty salon.Motion to approve made by the Acting Chairman. Second by Toia.Motion carried 3-0; yeas –Sercye, O'Grady and Toia.
17-16-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B3-3Ward: 49Emmah Pro African Hair BraidingKil Soo Lee/Ene Ri Park1440 West Morse AvenueApplication for a special use to establish a hair salon.Motion to approve made by the Acting Chairman. Second by Toia.Motion carried 3-0; yeas –Sercye, O'Grady and Toia.
18-16-Z Applicant: Owner:	Zoning District: RM-5Ward: 2Finprom, Inc.Frederick Falley Philips (lot 4) and Frederick Falley Philips as successortrustee to the family trust created under the will of Edward H. Bennett, Jr(lot 3)
Premises Affected: Subject:	1310 North Cleveland Avenue 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 February 19, 2016 at 2:00 PM.
19-16-Z	Zoning District: RT-4 Ward: 43
Applicant: Owner:	Verde Partners Chicago, LLC same as applicant
Premises Affected:	2653 North Wilton Avenue
Subject:	Application for a variation to increase the pre-existing floor area of 3,648.94 square feet by no more than 15% (482.82 square feet) for a proposed, rear, three-story addition to an existing, three-story, three-unit building, the first floor unit of which will be duplexed into the existing basement; a rear, open, four-story porch and an open, rooftop deck, accessed via a proposed, enclosed staircase, will also be provided; a rear, detached, three-car garage is also proposed to be established. Motion to approve made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O'Grady and Toia.

20-16-Z Applicant: Owner: Premises Affected: Subject:	 Zoning District: RT-4 Ward: 43 Verde Partners Chicago, LLC same as applicant 2653 North Wilton Avenue Application for a variation 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, three-story addition to an existing, three-story, three-unit building, the first floor unit of which will be duplexed into the existing basement; a rear, open, four-story porch and an open, rooftop deck, accessed via a proposed, enclosed staircase, will also be provided; a rear, detached, three-car garage is also proposed to be established. Motion to approve made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O'Grady and Toia.
21-16-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: RT-4Ward: 2Lilia and Michael Zaparaniuksame as applicant1024 North Hoyne AvenueApplication for a variation to reduce the rear setback from 29' to 1'; toreduce the rear setback for enclosed parking spaces accessed from the alleyfrom 2' to 1'; to reduce the south side setback from 4.88' to 0.5'; and, toallow the 329.02 square feet of rear yard open space to be provided on therooftop deck of the proposed, attached, two-car garage which will beconnected to an existing, three-story, four-unit building beingde-converted to a single-family residence and to which will be added arear, three-story addition and a south side open porch.Motion to approve made by the Acting Chairman. Second by Toia.Motion carried 3-0; yeas –Sercye, O'Grady and Toia.
22-16-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: RT-4Ward: 45Amelio Gonzalezsame as applicant5318 North Laramie AvenueApplication for a variation to reduce the front setback from 14.82' to 6.83'and to reduce the combined side setback from 6' to 5.88' for a proposed,second floor addition to an existing, one-story, single-family residence;also proposed is the addition of a rear, open, second floor deck, which willoverhang the existing, rear, two-car garage, to which no changes areproposed.Motion to approve made by the Acting Chairman. Second by Toia.Motion carried 3-0; yeas –Sercye, O'Grady and Toia.
23-16-Z	Zoning District: RT-4 Ward: 32

Applicant: Owner: Premises Affected: Subject:	 William Skelton same as applicant 2121 North Albany Street Application for a variation to allow for the establishment of a fourth residential unit on a lot whose area of 3,900 square feet is no less than 90% of the required 4,000 square feet for an existing, four-story, three-unit building to be increased to a four-unit building. Motion to approve made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O'Grady and Toia.
24-16-Z Applicant:	Zoning District: RS-3Ward: 20Chris 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. Continued until February 19, 2016 at 2:00 PM.
25-16-Z	Zoning District: RS-3 Ward: 33
Applicant:	Samuel Idrovo
Owner:	same as applicant
Premises Affected:	2421 West Fletcher Street
Subject:	Application for a variation to reduce the west side setback from 2' to 0.5' and to reduce the combined side setback from 5' to 4.1' for a proposed, rear, three-story addition to an existing, three-story, two-unit building; an open staircase directly accessing the rear of the second floor of the addition 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 3-0; yeas –Sercye, O'Grady and Toia.
26-16-S	Zoning District: B2-2 Ward: 29
Applicant:	Reginald T. Edwards
Owner:	same as applicant
Premises Affected:	4949 West Van Buren Street
Subject:	Application for a special use to establish a religious assembly facility. Motion to approve made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O'Grady and Toia.

The Acting Chairman moved to recess at 1:10 PM. Second by Toia. Motion carried 3-0; yeas – Sercye, O'Grady and Toia.

The Board reconvened at 2:28 PM. The Acting Chairman undertook a roll call to establish the presence of a quorum. The hearings commenced with three members present

(Sercye, O'Grady and Toia).

<u>2:00 P.M.</u>

27-16-S Applicant: Owner: Premises Affected: Subject:	Zoning District: C2-2Ward: 10Illinois Grown Medicine, LLC4626 Drexell, LLC8554 South Commercial AvenueApplication for a special use to establish a medical cannabis dispensary.Motion to approve subject to conditions stated on the record made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O'Grady and Toia.
28-16-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: RT-3.5Ward: 32Noah Properties, LLCsame as applicant1428 West Wolfram StreetApplication for a variation to reduce the rear setback from 35' to 22' andto allow the 203 square feet of rear yard open space to be provided on therooftop deck proposed to be established on the existing, rear, detached,two-car garage which will be connected to the existing, three-story,single-family residence via a three-story, open staircase and catwalk; theexisting garage and residence will remain otherwise unchanged.Motion to approve made by the Acting Chairman. Second by Toia.Motion carried 3-0; yeas –Sercye, O'Grady and Toia.
29-16-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: RT-3.5Ward: 44Noah Properties, LLCsame as applicant3758 North Lakewood AvenueApplication for a variation to reduce the rear setback from 34.66' to 24.08'for a proposed, rear, three-story, open porch and stairs connected, via acatwalk, to a proposed, rooftop deck to be established on the existing, rear,detached, three-car garage; the existing, three-story, single-familyresidence will remain unchanged.Motion to approve made by the Acting Chairman. Second by Toia.Motion carried 3-0; yeas –Sercye, O'Grady and Toia.
30-16-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: RT-3.5Ward: 47Noah Properties, LLCsame as applicant3940 North Ashland AvenueApplication for a variation to reduce the rear setback from 30' to 22.67'for a proposed, open stair above 6' which provides direct access to aproposed, rooftop deck on an existing, rear, detached, three-car garage; the

existing garages and three-story, five-unit building will remain otherwise unchanged.

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

31-16-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B1-2Ward: 1822 N. Marshfield, Inc.same as applicant822 North Marshfield AvenueApplication for a special use to establish a residential use below thesecond floor for a proposed, three-story, six-unit building with a rear,detached, six-car garage.Motion to approve made by the Acting Chairman. Second by Toia.Motion carried 3-0; yeas –Sercye, O'Grady and Toia.
32-16-Z Applicant: Owner: Premises Affected: Subject:	 Zoning District: B1-2 Ward: 1 822 N. Marshfield, Inc. same as applicant 822 North Marshfield Avenue Application for a variation to allow for the establishment of a sixth residential unit on a lot whose area of 5,739.715 square feet is no less than 90% of the required 6,000 square feet for a proposed, three-story, six-unit building with a rear, detached, six-car garage. Motion to approve made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O'Grady and Toia.
33-16-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B1-2Ward: 1826 N. Marshfield, Inc.same as applicant826 North Marshfield AvenueApplication for a special use to establish a residential use below thesecond floor for a proposed, three-story, six-unit building with a rear,detached, six-car garage.Motion to approve made by the Acting Chairman. Second by Toia.Motion carried 3-0; yeas –Sercye, O'Grady and Toia.
34-16-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: B1-2Ward: 1826 N. Marshfield, Inc.same as applicant826 North Marshfield AvenueApplication for a variation to allow for the establishment of a sixthresidential unit on a lot whose area of 5,739 square feet is no less than90% of the required 6,000 square feet for a proposed, three-story, six-unitbuilding with a rear, detached, six-car garage.Motion to approve made by the Acting Chairman. Second by Toia.

35-16-Z Applicant: Owner: Premises Affected: Subject:	 Zoning District: RM-4.5 Ward: 26 Happy Valleys I, Inc. 3FLTH III, LLC Holdings 2 1253 North California Avenue Application for a variation to reduce the north side setback from 2' to 0' and to reduce the combined side setback from 5' to 3.5' in order to legalize the existing, three-story, four-unit building at this location, to which no changes are proposed, and to allow for the adjacent, vacant parcel (1255 North California Avenue) to be improved with a single-family residence. Motion to approve made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O'Grady and Toia.
36-16-Z	Zoning District: RM-5 Ward: 44
Applicant: Owner:	Illinois Reliance Properties, LLC Series A-99 same as applicant
Premises Affected:	731 West Barry Avenue
Subject:	Application for a variation to reduce the east side setback from 2.02' to 0' and to reduce the rear setback from 38.19' to 17.62' for the proposed division of the existing, 50' x 144.65' lot into a 25' x 144.65' lot; the existing, rear, one-story addition will be removed from the existing, three-story, four-unit building, which will otherwise remain unchanged. Motion to approve made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O'Grady and Toia.
37-16-Z	Zoning District: RM-5 Ward: 44
Applicant:	Illinois Reliance Properties, LLC Series A-99
Owner: Premises Affected:	same as applicant 731 West Barry Avenue
Subject:	Application for a variation to reduce the required, on-site, accessory parking from four spaces to three for the proposed division of the existing, 50' x 144.65' lot into a 25' x 144.65' lot; the existing, rear, one-story addition will be removed from the existing, three-story, four-unit building, which will otherwise remain unchanged. Motion to approve made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O'Grady and Toia.
38-16-S	Zoning District: B3-5 Ward: 27
Applicant: Owner:	Mark Twain Hotel, Inc. same as applicant
Premises Affected:	101-13 West Division Street
Subject:	Application for a special use to establish a five-story, 151-room hotel with ground floor commercial space.

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

CONTINUANCES

155-15-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: RS-2Ward: 30Philip Blacksame as applicant3616 North Harding AvenueApplication for a variation to reduce the south side setback from 5' to1.27' and to reduce the combined side setback from 15' to 8.42' for aproposed, rear, two-story addition, with a side, first floor porch/walkway,to an existing, two-story, single-family residence; the existing, rear,detached, three-car garage will remain.Dismissed for Want of Prosecution
354-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B1-1Ward: 39Christ Center of Hope, Assemblies of God same as applicant5534 North Kedzie AvenueApplication for a special use to establish a religious assembly facility.Dismissed without prejudice.
355-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: PD 666Ward: 40Christ Center of Hope, Assemblies of GodChicago Board of Education5501 North Kedzie AvenueApplication for a special use to establish eight, off-site, required, accessory, parking spaces to serve a religious assembly facility located at 5534 North Kedzie Avenue.Dismissed without prejudice.
397-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: C3-5Ward: 25Sheng Man De Investment CompanyKin Kuong Chong2010-20 South Archer AvenueApplication for a special use to establish a five-story, 60-room hotel.Continued until March 18, 2016 at 2:00 PM.
418-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B3-2Ward: 29Noah Properties, LLCAndrew Hellstern7301 West Belmont & 3144-54 North Octavia AvenuesApplication for a special use to establish a residential use below thesecond floor for a proposed, three-story, five-unit townhouse development;each unit will have one, at-grade, indoor parking space, four of which will

	be accessed directly from North Octavia Avenue. Motion to approve made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O'Grady and Toia.
419-15-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: B3-2Ward: 29Noah Properties, LLCAndrew Hellstern7301 West Belmont & 3144-54 North Octavia AvenuesApplication for a variation to reduce the front wall setback from 12' to3.2' and to reduce the front obstruction setback from 20' to 3.2' for aproposed, three-story, five-unit townhouse development; each unit willhave one, at-grade, indoor parking space, four of which will be accesseddirectly from North Octavia Avenue.Motion to approve made by the Acting Chairman. Second by Toia.Motion carried 3-0; yeas –Sercye, O'Grady and Toia.
420-15-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: B3-2Ward: 29Noah Properties, LLCAndrew Hellstern7301 West Belmont AvenueApplication for a variation to increase the area allowed for an accessorybuilding from 1,085 square feet to 1,113 square feet for a proposed,three-story, six-unit building with a rear, detached, six-car garage,accessed directly from North Octavia Avenue.Withdrawn.
422-15-Z Applicant: Owner: Premises Affected: Subject:	 Zoning District: B2-3 Ward: 1 2325 W. Huron Condominium Association same as applicant 2325 West Huron Street Application for a variation to reduce the front setback from 7.42' to 0.29'; to reduce the east side setback from 2' to 0.27'; to reduce the west side setback from 3.62' to 0.33'; and, to reduce the rear setback from 30' to 25' for the proposed, renovation of an existing, four-story, three-unit building with a roof deck and access stair enclosure; a roof deck is also proposed to be added to an existing, rear, detached, two-car garage which will be accessed via an open stair exceeding 6' in height. Motion to approve made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O'Grady and Toia.
423-15-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: B2-3Ward: 12325 W. Huron Condominium Association same as applicant2325 West Huron StreetApplication for a variation to reduce the on-site, accessory, vehicular

parking by not more than one space (from three to two) for the proposed, renovation of an existing, four-story, three-unit building with a roof deck and access stair enclosure; a roof deck is also proposed to be added to an existing, rear, detached, two-car garage which will be accessed via an open stair exceeding 6' in height.

Motion to approve made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, 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 the Acting Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, O'Grady and Toia. Meeting went into closed session at 4:34 PM.

Motion to return to open session for voting made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, O'Grady and Toia. Meeting returned to open session at 4:46 PM.

Motion to approve written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of December 18, 2015, with the exception of Cal. No. 183-15-S, made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, O'Grady and Toia.

Motion to adjourn made by the Acting Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, O'Grady and Toia. Meeting adjourned at 4:51 PM.