## CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- March 18, 2016 121 N. LaSalle Street- Room 200

## PHYSICALLY PRESENT FOR ALL PORTIONS

Blake Sercye, Chairman Sol Flores Sam Toia Amanda Williams

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, Toia and Williams). Flores arrived at 9:20 AM.

Motion to approve the minutes from the February 19, 2016 regular made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Toia and Williams.

Motion to approve the March 18, 2016 agenda made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Toia and Williams.

## <u>9:00 AM</u>

Request for extension of a special use for Cal. No. 28-15-S 1501 N. Milwaukee Avenue. Motion to approve made by the Chairman. Second by Flores. Motion denied 3-0; yays – Sercye, Flores and Williams (Toia recused).

98-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-5WARD: 27JAB MergerMRR 227 North LLC1546-56 N. Weiland Street/ 227-233 W. North AvenueApplication for a special use to reduce required residential parking from the required 60-spaces to 16-spaces to serve a proposed 6-story retail, 42 dwelling unit and 18 efficiency unit building. Continued until April 15, 2016 at 2:00 PM.	
99-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: B3-5 WARD: 27</li> <li>JAB Merger</li> <li>MRR 227 North LLC</li> <li>1546-56 N. Weiland Street/ 227-233 W. North Avenue</li> <li>Application for a variation to eliminate the one required loading berth for a six story 60 unit residential building (42 dwelling unit and 18 efficiency units) with 2,400 square feet of commercial space on the ground floor and 16 parking spaces.</li> <li>Continued until April 15, 2016 at 2:00 PM.</li> </ul>	

100-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: B3-5</b> JAB Merger MRR 227 North LLC 1546-56 N. Weiland Street/ 227-233 W Application for a variation to reduce the containing dwelling units) from 30' to 1 residential building (42 dwelling units a 2,400 square feet of commercial space parking spaces. <b>Continued until April 15, 2016 at 2:0</b>	e rear setback (for floors 15' for a six-story 60-unit and 18 efficiency units) with on the ground floor and 16
101-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: RM-4.5</b> Howard Brown Health Center, Inc. Wellington Avenue United Church of C 615 W. Wellington Avenue Application for a special use to continu community center which were previous <b>Motion to approve made by the Chai</b> <b>Motion carried 4-0; yeas –Sercye, Flo</b>	te the operations of a sly granted. Sly granted.
102-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: B2-3</li> <li>1945 Diversey, LLC</li> <li>Same as applicant</li> <li>1945-47 West Diversey Parkway</li> <li>Application for a variation to reduce the</li> <li>for a 4-story 7 dwelling unit residential</li> <li>attached seven-car garage, two open bas</li> <li>facade, and two private residential roof</li> <li>garage.</li> <li>Motion to approve made by the Chai</li> <li>Motion carried 4-0; yeas –Sercye, Flore</li> </ul>	building with one story lconies on each floor at front decks on the attached irman. Second by Toia.
103-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: C1-1</li> <li>Chicago Title Land Trust ATUT #8002</li> <li>Chicago Title Land Trust, # 800234979</li> <li>4240-58 S. Wentworth Avenue/ 4241-5</li> <li>200-24 W. 43rd Street</li> <li>Application for a special use to expand station with a one-story, 7,600 square four foot, retail and convenience building arwash.</li> <li>Motion to approve made by the Chair Motion carried 4-0; yeas –Sercye, Flore</li> </ul>	94 and 01102 59 S. Wells / an existing, eight-pump gas boot retail and convenience nd, one-story, 6,100 square nd a 6,450 square foot car <b>irman. Second by Toia.</b>

104-16-Z **ZONING DISTRICT: RS-3 WARD: 47 APPLICANT:** Jenna Flores and Scott Fev Same as applicant **OWNER:** 2130 W. Pensacola Avenue **PREMISES AFFECTED: SUBJECT:** Application for a variation to reduce the northwest side setback from 4.1' to 0.43', to reduce the northeast side setback from 4.1' to 2.5', to reduce the combined side setback from 10.26' to 2.93' and to reduce the rear setback from 35.03' to 1' for a proposed, two-story, single-family residence with a rear, attached, two-car garage with a rooftop deck, accessed via an open staircase exceeding 6' in height. Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, Flores, Toia and Williams. 105-16-A **ZONING DISTRICT: RT-3.5 WARD: 44 APPLICANT:** Javier Mendoza and Eleanor Ranney Mendoza **OWNER:** Same as applicant **PREMISES AFFECTED:** 1454 W. Henderson Street SUBJECT: Application for an appeal from the decision of the office of the Zoning Administrator in refusing to permit a 986.567 square foot, third floor addition to an existing, three-story, two-unit building which currently exceeds the maximum allowed floor area square footage. Motion to uphold the Zoning Administrator made by the Chairman. Second by Toia. Motion carried 4-0; yeas -Sercye, Flores, Toia and Williams. 106-16-Z **ZONING DISTRICT: RT-4 WARD: 44 APPLICANT:** PCM Real Estate Investments, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 3315 N. Kenmore Avenue Application for a variation to reduce the rear setback from 37.09' to **SUBJECT:** 21.17' and to allow the 200 square feet of rear yard open space to be provided on the rooftop deck proposed to be established on the existing, rear, detached, three-car garage which will be connected to the existing, three-story, three-unit building via a catwalk; the existing garage and three-story, three-unit building will remain otherwise unchanged.

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

107-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RM-5WARD: 44658 Melrose, LLCSame as applicant658 W. Melrose StreetApplication for a variation to reduce the rear setback from 34.83' to12.43'; to reduce the west side setback from 2' to 0.33'; to reduce theeast side setback from 2' to 1'; and, to reduce the combined sidesetback from 5' to 1.33' for a proposed, four-story, two-unit buildingwith a rooftop deck and front, attached, two-car garage accesseddirectly from West Melrose Street.Continued until April 15, 2016 at 2:00 PM.
108-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RM-5WARD: 44658 Melrose, LLCSame as applicant658 W. Melrose StreetApplication for a variation to increase the maximum allowed heightof 45' by no more than 10% (4.5') for a proposed, four-story,two-unit building with a roof top deck and front, attached, two-cargarage accessed directly from West Melrose Street.Continued until April 15, 2016 at 2:00 PM.
109-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: RS-3 WARD: 47</li> <li>Patrick Meenan</li> <li>Same as applicant</li> <li>3840 N. Hermitage Avenue</li> <li>Application for a variation to reduce the front setback from 17.4' to 7.67' for a proposed, covered, open, front porch to be added to an existing, two-story, single-family residence; the existing, rear, detached, two-car garage and residence will otherwise remain unchanged.</li> <li>Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, Flores, Toia and Williams.</li> </ul>
110-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: B3-1 WARD: 33</li> <li>Rich Damsel LLC</li> <li>Anastacia Salnas and Ascencion C. Salinas</li> <li>2920 W. Irving Park Road</li> <li>Application for a special use to permit the establishment of a hair and nail salon.</li> <li>Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, Flores, Toia and Williams.</li> </ul>

111-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT:</b> RS-3 David Berger Jerome and Karen S. Berger 1621 W. Berteau Avenue Application for a variation to reduce th 8.3'; to reduce the east side setback from the 225 square feet of rear yard open sp proposed sub-division of the existing, sp portion of the subject zoning lot will be x 123.75' zoning lot, located at 4151 N the establishment of such as a 35' x 166 <b>Continued until April 15, 2016 at 9:0</b>	m 3.44' to 0'; and, to reduce bace to 175 square feet for the subject, 43' x 35' former combined to an adjacent, 35' . Paulina Street, resulting in 6.75' zoning lot.
112-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: RS-3</b> David Berger Jerome and Karen S. Berger 1621 W. Berteau Avenue Application for a variation to reduce th vehicular parking spaces by no more th sub-division of the existing, subject, 43 x 58.7' zoning lot; this 43' x 35' former lot will be combined to an adjacent, 35 at 4151 N. Paulina Street, resulting in th 35' x 166.75' zoning lot. <b>Continued until April 15, 2016 at 2:0</b>	han one for the proposed 3' x 93.7' zoning lot into a 43' portion of the subject zoning ' x 123.75 zoning lot, located the establishment of such as
113-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: B1-1</li> <li>Jasmines Boutique, Inc.</li> <li>ATG Trust Company</li> <li>3905 W. Belmont Avenue</li> <li>Application for a special use to permit salon.</li> <li>Motion to approve made by the Chair</li> <li>Motion carried 4-0; yeas –Sercye, Florence</li> </ul>	irman. Second by Toia.
114-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: B3-2</li> <li>Washington Family Values, Inc.</li> <li>TLRE, LLC</li> <li>5014 W. Madison Street</li> <li>Application for a special use to permit shop and beauty and nail salon.</li> <li>Motion to approve made by the Chai Motion carried 4-0; yeas –Sercye, Flag</li> </ul>	irman. Second by Toia.

115-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: B3-2</li> <li>Sung V. Pham</li> <li>Eric Janssen (receiver)</li> <li>3845 W. Roosevelt Road, 1st Floor</li> <li>Application for a special use to permisalon.</li> <li>Motion to approve made by the Ch</li> <li>Motion carried 4-0; yeas –Sercye, F</li> </ul>	airman. Second by Toia.
116-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: B3-1</b> Lloyd W. Holder Bank Financial, FSB/Heaney Group, 4314 W. Irving Park Road Application for a special use to permi shop. <b>Continued until May 20, 2016 at 2:</b>	t the establishment of a barber
117-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: RM-5 JoAnne Guillemette</li> <li>Same as applicant</li> <li>4537-39 S. Vincennes Avenue</li> <li>Application for a variation to reduce to 12.23'; to reduce the north side setback</li> <li>south side setback from 2.62' to 0'; to setback from 6.55' to 0'; and, to reduce to 3.24' to legalize an existing 6.5' tall fence, topped with a 1' section of dece the property; an existing 6' tall x 66' lowith a 1.5' section of lattice, along the and, an existing 6' tall x 27,78' long, so a 1.5' section of lattice, along the rear x 5' long gate.</li> <li>Motion to approve made by the Ch Motion carried 4-0; yeas –Sercye, F</li> </ul>	k from 2.62' to 0'; to reduce the reduce the combined side the rear setback from 34.47' 1 x 32.78' long, solid, wood orative iron, along the front of ong, solid, wood fence, topped the south side of the property; solid, wood fence, topped with of the property, with a 7.5' tall <b>airman. Second by Toia.</b>
118-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: RS-2</b> Peter Chambers Same as applicant 8423 W. Agatite Avenue Application for a variation to reduce to to 3'; to reduce the combined side set reduce the rear setback from 43.63' to additions to an existing, single-family <b>Motion to approve made by the Ch</b> <b>Motion carried 4-0; yeas –Sercye, F</b>	back from 23.4' to 14'; and, to o 36.75' for two, one-story v residence. airman. Second by Toia.

119-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: RM-5</b> Sandeep Gupta Same as applicant 2241 N. Cleveland Avenue Application for a variation to reduce to to 0'; to reduce the south side setback f combined side setback from 4.8' to 0' rear addition to an existing, two-story to allow the 126 square feet of rear ya on the rooftop deck proposed to be es rear, detached, one-car garage which stair exceeding 6' in height. <b>Continued until April 15, 2016 at 2</b>	from 2' to 0'; and, to reduce the for a proposed, second floor, single-family residence; and, and open space to be provided stablished on the proposed, will be accessed via an open
120-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: DX-5 White Castle System, Inc. Chicago Title Land Trust. No. 12118 2140 S. Wabash Avenue Application for a special use to permi drive-through facility to serve a one-s Motion to approve made by the Ch Flores. Motion carried 3-0; yeas – (Toia recused).	it the establishment of a story restaurant. airman. Second by
121-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: RS-3</li> <li>Anup Bhattarai</li> <li>Same as applicant</li> <li>2128 N. Maplewood Avenue</li> <li>Application for a variation to increase</li> <li>2,887.6 square feet by no more than 1</li> <li>proposed, third floor, dormer addition</li> <li>two-unit building; the rear, detached to</li> <li>unchanged.</li> <li>Motion to approve made by the Che</li> <li>Motion carried 4-0; yeas –Sercye, He</li> </ul>	<ul><li>15% (355 square feet) for a</li><li>15% (355 square feet) for a</li><li>15% two-story,</li><li>15% two-car garage will remain</li><li>16% airman. Second by Toia.</li></ul>
122-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: RS-3</li> <li>Anup Bhattarai</li> <li>Same as applicant</li> <li>2128 N. Maplewood Avenue</li> <li>Application for a variation to reduce to</li> <li>8.33' and to reduce the north side sette</li> <li>proposed, third floor, dormer addition</li> <li>two-unit building; the rear, detached to</li> <li>unchanged.</li> <li>Motion to approve made by the Ch</li> <li>Motion carried 4-0; yeas –Sercye, F</li> </ul>	back from 2' to 0.97' for a n to an existing, two-story, two-car garage will remain <b>airman. Second by Toia.</b>

123-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: RS-3 WARD: 1</li> <li>Anup Bhattarai</li> <li>Same as applicant</li> <li>2128 N. Maplewood Avenue</li> <li>Application for a variation to increase the pre-existing height of 30' by no mre than 10% (3') for a proposed, third floor, dormer addition to an existing, two-story, two-unit building; the rear, detach two-car garage will remain unchanged.</li> <li>Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, Flores, Toia and Williams.</li> </ul>
124-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: M1-2WARD: 24Adrian Sanchez/DBA Prefer Valet Parking Service, Inc.Tony Sanchez2814-38 West 26th StreetApplication for a special use to permit the establishment of a non-accessory parking lot.Continued until April 15, 2016 at 2:00 PM.
125-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B1-3WARD: 4Sahan Motherland5228 S. Blackstone, LLC1424-1428 E. 53rd StreetApplication for a special use to permit the establishment of a beauty and nail salon.Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, Toia and Williams.
126-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: C1-3 WARD: 32</li> <li>Jarla, LLC</li> <li>Same as the applicant</li> <li>1823-56 W. Webster Avenue/ 2134 N. Wood Street</li> <li>Application for a special use to permit the establishment of an outdoor, rooftop patio.</li> <li>Motion to approve made by the Chairman. Second by Toia.</li> <li>Motion carried 4-0; yeas –Sercye, Flores, Toia and Williams.</li> </ul>

The Chairman moved to recess at 12:40 PM. Second by Williams. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams.

The Board reconvened at 2:10 PM. The Chairman undertook a roll call to establish the presence of a quorum. The hearings commenced with three members present (Sercye, Toia and Williams). Flores arrived at 2:13 PM.

## <u>2:00 PM</u>

127-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: RT-4</b> B&N Builders Eddy, LLC Same as applicant 1165 W. Eddy Street Application for a variation to reduce the 21.5' and to allow the 406 square feet of provided on the rooftop deck proposed existing, rear, detached, six-car garage the existing, garage and residence will re <b>Motion to approve made by the Chai</b> <b>Motion carried 4-0; yeas –Sercye, Flo</b>	f rear yard open space to be to be established on the which will be connected to emain otherwise unchanged. <b>rman. Second by Toia.</b>	
128-16-Z	ZONING DISTRICT: B3-3	WARD: 1	
APPLICANT:	BAS 3 Development LLC	N° 1	
OWNER: PREMISES AFFECTED:	BAS 3 Development LLC and Robert E	-	
SUBJECT:	2915-23 W. Armitage Avenue/ 1945-51 Application for a variation to reduce the		
	to zero off North Richmond Street, to re		
	from 2' to zero (south side yard to be 4')		
	side yard setback from 5' to 4', and to reduce the rear setback from 30' to zero in order to allow a proposed 4-story building with office space on the ground floor and 34 on-site indoor parking spaces and		
	33 dwelling units above the first floor.		
	Motion to approve made by the Chai	rman. Second by Toia.	
	Motion carried 3-1; yeas –Sercye, Flores, and Toia; nays –		
	Williams.		
129-16-Z	ZONING DISTRICT: RS-3	WARD: 1	
<b>APPLICANT:</b>	1929 Erie, LLC		
<b>OWNER:</b>	Same as applicant		
PREMISES AFFECTED:	1929 W. Erie Street		
SUBJECT:	Application for a variation to reduce the		
	20.17' 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		
	existing, rear, detached, two-car garage		
	the existing, two-story, single-family residence via a catwalk; the existing garage and residence will remain otherwise unchanged.		
	Motion to approve made by the Chai	rman. Second by Toia.	

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

130-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: RS-3 WARD: 1</li> <li>1736 Erie, LLC</li> <li>Same as applicant</li> <li>1736 W. Erie Street</li> <li>Application for a variation to reduce the rear setback from 34.1' to</li> <li>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 existing, rear, detached, two-car garage which will be connected to the existing, to the existing, two-story, single-family residence via a catwalk; the existing garage and residence will remain otherwise unchanged.</li> <li>Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, Flores, Toia and Williams.</li> </ul>
131-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3WARD: 11939 W. Ohio, LLCSame as the applicant1939 W. Ohio StreetApplication for a variation to reduce the rear setback from 26.6' to22.33' and to allow the 225 square feet of rear yard open space to beprovided on the rooftop deck proposed to be established on theexisting, rear, detached, two-car garage which will be connected tothe existing, two-story, single-family residence via a catwalk; theexisting garage and residence will remain otherwise unchanged.Motion to approve made by the Chairman. Second by Toia.Motion carried 4-0; yeas –Sercye, Flores, Toia and Williams.
132-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: RS-3 WARD: 11</li> <li>Michael Mintle</li> <li>Same as applicant</li> <li>2827 S. Eleanor Street</li> <li>Application for a variation to reduce the front setback from 12.7' to 6', the rear setback from 30.26' to 22' for a proposed 2-story single-family residence with a rear attached open deck and stair leading to a proposed rooftop deck over a proposed rear detached private garage.</li> <li>Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, Flores, Toia and Williams.</li> </ul>
133-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B2-3WARD: 2Oxford 1, LLCSame as applicant1421-25 W. Fullerton AvenueApplication for a variation to reduce the rear setback from 30' to zero for a third floor addition and a fourth floor penthouse addition and two stair tower additions to an existing two-story bank building to be converted to eight dwelling units with eight parking spaces within the lower level.Continued until May 20, 2016 at 2:00 PM.

134-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: C1-3WARD: 27Western Adams LLC133-53 S. Western Avenue133-53 S. Western AvenueApplication for a special use to permit the establishment of a one drive-through to serve a one-story restaurant.Motion to approve made by the Chairman. Second by Flores. Motion carried 2-0; yeas –Sercye, Flores, and Williams (Toia recused).
135-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: C1-2 WARD: 33</li> <li>Ignite Network, Inc.</li> <li>3333 Elston Building, LLC &amp; FRA Elston Venture, LLC</li> <li>3341 N. Elston Avenue</li> <li>Application for a variation to permit the establishment of a public place of amusement license for a proposed amusement arcade within 125' of a RS-3, Residential Single-Unit (Detached House) District.</li> <li>Motion to approve subject to the conditions stated on the record made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, Flores, Toia and Williams.</li> </ul>
136-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B1-1WARD: 39Wonder Montessori SchoolPeter and Gwen Ku5624-38 N. Pulaski RoadApplication for a special use to permit the establishment of an elementary school.Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, Flores, Toia and Williams.
137-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B1-1WARD: 39Wonder Montessori SchoolPeter and Gwen Ku5624-28 N. Pulaski RoadApplication for a special use to permit the establishment of three, off-site, required, accessory parking spaces, within a proposed, nine-space, parking lot, to serve an existing daycare facility located at 5644-48 N. Pulaski Road.Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, Flores, Toia and Williams.

138-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: RM-5 WARD: 27</li> <li>317-321 W. Evergreen Acquisitions, LLC</li> <li>Chicago Transit Authority</li> <li>315 W. Evergreen</li> <li>Application for a special use to permit the establishment of eight required off-site parking spaces that will serve a proposed residential building at 317 W. Evergreen.</li> <li>Continued until May 20, 2016 at 2:00 PM.</li> </ul>
139-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: RM-5 WARD: 27</li> <li>317-21 W. Evergreen Acquisitions, LLC</li> <li>Same as applicant</li> <li>317 W. Evergreen</li> <li>Application for a variation to reduce the west setback from 5' to</li> <li>4.13' for a required total combined side setback with neither less than 5' within a (6.05' east setback) and to reduce the rear setback from 45' to 21.59' for a proposed four-story, fifteen dwelling unit building with seven on-site parking spaces.</li> <li>Continued until May 20, 2016 at 2:00 PM.</li> </ul>
140-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-5WARD: 25Chicago America Real Estate LLCSame as applicant251-69 West Cermak RoadApplication for a special use to allow a revision to the existingspecial use for a proposed restaurant/café with the existing retailspace on the ground floor of the existing hotel.Motion to approve made by the Chairman. Second byFlores. Motion carried 3-0; yeas –Sercye, Flores and Williams(Toia recused).
141-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RM-4.5WARD: 21615 Burling LLCSame as applicant1615-27 N. Burling StreetApplication for a variation to reduce the rear setback from required36'-0" to 8" for a proposed attached garage exceeding the maximum60% of occupied space for a new four story 15 dwelling unitresidential building.Continued until May 20, 2016 at 2:00 PM

Continued until May 20, 2016 at 2:00 PM.

142-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: RM-4.5</b> 1615 Burling LLC Same as applicant 1615-27 N. Burling Street Application for a variation to increase t within the rear setback (representing a n setback), which may be occupied by an more than 10% (259.2 square feet) to 2 proposed, rear, 16 spaces garage with a proposed four-story, fifteen unit resider <b>Continued until May 20, 2016 at 2:00</b>	haximum of 60% of said rear accessory building, by no ,851.2 square feet for a roof top deck attached to a ntial building.
143-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: B1-3</li> <li>Tony Nguyen</li> <li>1555 West School LLC</li> <li>3259 N. Ashland Avenue</li> <li>Application for a special use to permit to salon.</li> <li>Motion to approve made by the Chai Motion carried 4-0; yeas –Sercye, Florent</li> </ul>	rman. Second by Toia.
144-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: B3-1</li> <li>Maria D. Medina</li> <li>Gino Bartucci</li> <li>3432 N. Harlem Avenue</li> <li>Application for a special use to permit to salon.</li> <li>Motion to approve made by the Chair</li> <li>Motion carried 4-0; yeas –Sercye, Floc</li> </ul>	rman. Second by Toia.
145-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: B1-1/C1-1</b> New Hope Bible Church Same as applicant 1801-11 N. Kostner Avenue Application for a special use to permit to religious assembly with an accessory co at 1801-11 North Kostner Avenue. <b>Continued until May 20, 2016 at 2:00</b>	ommunity room to be located
CONTINUANCES 347-15-S APPLICANT: OWNER: PREMISES AFFECTED:	<b>ZONING DISTRICT: B3-2</b> Elias Abuelizam Same as applicant 654-58 E. 67 <sup>th</sup> Street	Ward: 20
SUBJECT:	<ul> <li>Application for a special use to expand an existing retail store for the sale of liquor as a packaged good.</li> <li>Motion to approve made by the Chairman. Second by Toia Motion carried 4-0; yeas –Sercye, Flores, Toia and Williams.</li> </ul>	

369-15-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: RM-5</li> <li>Sunnyside Property Holdings, LLC</li> <li>Same as applicant</li> <li>828-38 W. Sunnyside Avenue</li> <li>Application for a variation to reduce the from to 0" for a proposed driveway to allow for acc storage area for a multi-unit, residential build an improved alley.</li> <li>Dismissed for want of prosecution.</li> </ul>	ess to trash receptacle
38-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-5Ward: 27Mark Twain Hotel, Inc.Same as applicant101-13 W. Division StreetApplication for a special use to establish a five-story, 151-roomhotel with ground floor commercial space.Continued until April 15, 2016 at 2:00 PM.	
397-15-S APPLICANT; OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: C3-5</b> Man De Investment Company Kin Kuong Chong 2010-20 S. Archer Avenue Application for a special use to establish a five <b>Withdrawn.</b>	Ward: 25 e-story, 60-room hotel.
54-16-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-1Ward: 22McDonald*s USA, LLCFranchise Realty Investment Trust - IL4704 S. Cicero AvenueApplication for a special use to renovate and expand an existing, one-story restaurant and establish a second drive-through lane.Motion to approve made by the Chairman. Second by Flores. Motion carried 3-0; yeas –Sercye, Flores and Williams (Toia recused).	
65-16-S APPLICANT: OWNER: PREMISES AFFECTED SUBJECT:	<b>ZONING DISTRICT: B3-1</b> Mike Slobodan Pavlovic Same as applicant 3949 N. Whipple Street Application for a special use to expand an exi <b>Continued until May 20, 2016 at 2:00 PM.</b>	Ward: 33 sting tavern.

66-16-Z **ZONING DISTRICT: RM-5** Ward: 3 **APPLICANT:** Steven L. and Marilynn Parker Same as applicant **OWNER: PREMISES AFFECTED:** 3654 S. 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. Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, Flores, Toia and Williams. 67-16-Z **ZONING DISTRICT: RT-4** Ward: 49 **APPLICANT:** Ceres Acquisitions, LLC Same as applicant **OWNER: PREMISES AFFECTED:** 1747 W. Wallen Avenue Application for a variation to allow for the establishment of a fourth Subject: 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. Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas -Sercye, Flores, Toia and Williams. 81-16-Z **ZONING DISTRICT: RS-3** Ward: 44 **APPLICANT:** PNC Series, LLC B 1036 W. Wellington Same as applicant **OWNER: PREMISES AFFECTED:** 1036 W. Wellington Avenue Application for a variation to reduce the rear setback from 35' to 22' **SUBJECT:** 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.

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

82-16-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: RS-3 Ward: 44</li> <li>PNC Series, LLC B 1034 W. Wellington</li> <li>Same as applicant</li> <li>3004 N. Kenmore Avenue</li> <li>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.</li> <li>Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, Flores, Toia and Williams.</li> </ul>	
499-15-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: RS-3 Ward: 47</li> <li>Susan Lee and John Robert Hollender</li> <li>Same as applicant</li> <li>4508 N. Damen Avenue</li> <li>Application for a variation to reduce the front setback from 32.97' to 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.</li> <li>Continued until April 15, 2016 at 2:00 PM.</li> </ul>	
500-15-Z Applicant: Owner: Premises Affected: Subject:	ZONING DISTRICT: RS-3Ward: 47Susan Lee and John Robert HollenderSame as applicant4508 N. Damen AvenueApplication for a variation to increase the pre-existing height of35.75' by no more than 10% (2.83') for a proposed, second floor,duplex-up addition into the existing attic of a two-story, two-unitbuilding, to add a rear, three-story, open porch and an open, sidestairwell, providing access to a basement which will become aduplex-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 April 15, 2016 at 2:00 Pm.

18-16-Z APPLICANT: OWNER:	<b>ZONING DISTRICT: RM-5</b> Finprom, Inc. Frederick Falley Philips (lot 4) and Frederick successor trustee to the family trust created under H. Bennett, Jr (lot 3)	• 1	
PREMISES AFFECTED: SUBJECT:	1'; to reduce the north side setback from 4.2' to south side setback from 4.2' to 3'; to reduce setback from 10.6' to 6'; and, to reduce the rea from 292 square feet to 0 square feet for a pro- four-unit building with an attached, four-can directly from North Cleveland Avenue. Motion to approve made by the Chairman. Flores. Motion split 2-2; yeas –Sercye and Williams. Matter continued for absent boar as required by <i>Melrose Park Nat. Bank v.</i>	leveland Avenue or a variation to reduce the rear setback from 33.3' to the north side setback from 4.2' to 3'; to reduce the tback from 4.2' to 3'; to reduce the combined side 10.6' to 6'; and, to reduce the rear yard open space are feet to 0 square feet for a proposed, three-story, lding with an attached, four-car garage, accessed North Cleveland Avenue.	

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by Chairman. Second by Williams. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams. Meeting went into closed session at 7:00 PM.

Motion to return to open session for voting made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams. Meeting returned to open session at 7:40 PM.

Motion to defer discussion and approval of an update to the Board's Rules of Procedure made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams.

Motion to approve written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of February 19, 2016 with the exception of Cal. Nos. 433-15-S, 434-15-Z, and 435-15-Z, made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, O'Grady, Toia and Williams.

Motion to adjourn made by the Chairman. Second by Flores. Motion carried 4-0; yeas – Sercye, O'Grady, Toia and Williams. Meeting adjourned at 7:50 PM.