CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY – SEPTEMBER 18, 2015 121 NORTH LASALLE STREET – ROOM 200

MINUTES

PHYSICALLY PRESENT FOR ALL PORTIONS

Premises Affected: 2845-47 West Arthington Street

Jonathan Swain, Chairman Sol Flores Sheila O'Grady Sam Toia

Chairman Swain called meeting to order at 9:23 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with four members present (Swain, Flores, O'Grady and Toia).

Motion to approve minutes from the August 21, 2015 regular meeting made by the Chairman. Second by O'Grady. Motion carried 4-0; yeas –Swain, Flores, O'Grady and Toia.

Motion to approve the September 18, 2015 agenda made by the Chairman. Second by Flores. Motion carried 4-0; yeas – Swain, Flores, O'Grady and Toia.

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

326-15-Z Applicant: Owner: Premises Affected: Subject:	to reduce the north side setback from side setback from 2.64' to 0.17'; and from 6.6' to 0.34' for a proposed, it	e the rear setback from 34.72' to 2.0'; om 2.64' to 0.17'; to reduce the south d, to reduce the combined side setback rear, detached, three-car garage with a height and is accessed via an open, ve-grade.
327-15-S Applicant: Owner:	Zoning District: RT-4 Castles and Kings, LLC same as applicant	Ward: 28

Subject:	Application for a special use to establish a 24-space, off-site, accessory, parking lot to serve a proposed, indoor, sports facility to be located at 2824 West Taylor Street.Continued until October 16, 2015 at 2:00 PM.
328-15-Z Applicant: Owner: Premises Affected: Subject:	 Zoning District: RS-3 Ward: 32 JB Real Estate Fund, LLC Series 1638 same as applicant 1638 North Bell Avenue Application for a variation to reduce the rear setback from 34.93' to 6.89'; to reduce the north side setback from 2' to 0'; and, to reduce the combined side setback from 5' to 3' for a proposed, rear, detached, two-car garage with an exterior fireplace and a roof deck which is accessed via an open stair exceeding 6' in height. Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O'Grady and Toia.
329-15-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: RS-2Ward: 41Sue and Chris Anish same as applicant7658 West Farragut AvenueApplication for a variation to reduce the rear setback from 34.8' to 3.42'; to reduce the east side setback from 4.62' to 3.58'; to reduce the west side setback from 4.62' to 4.25'; and, to reduce the combined side setback from 13.87' to 7.83' for a proposed, rear, one-story addition, containing living space and a one-car garage, to an existing, two-story, single-family residence.Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O'Grady and Toia.
330-15-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: RS-2Ward: 41Sue and Chris Anishsame as applicant7658 West Farragut AvenueApplication for a variation to reduce the rear yard open space from 400square feet to 0 square feet for a proposed, rear, one-story addition, containing living space and a one-car garage, to an existing, two-story, single-family residence.Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O'Grady and Toia.
331-15-Z Applicant: Owner: Premises Affected:	Zoning District: RS-2Ward: 41Sue and Chris Anishsame as applicant7658 West Farragut Avenue

Subject: Application for a variation to reduce the on-site, accessory parking by no more than one for a proposed, rear, one-story addition, containing living space and a one-car garage, to an existing, two-story, single-family residence.

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

332-15-Z	Zoning District: RT-4	Ward: 24
Applicant:	Jaidev S. Bhattal	
Owner:	same as applicant	
Premises Affected:	1949 South Trumbull Avenue	
Subject:	Application for a variation to redu	ce the north side setback from 2' to
		ry, open staircase being added to an ding being converted to a two-unit
	Motion to approve made by the Cl carried 3-0; yeas –Swain, O'Grady	hairman. Second by Toia. Motion

333-15-Z Applicant: Owner: Premises Affected: Subject:	and to reduce the north side setba enclosure of an existing, front, interior habitable space into a fi two-story, two-unit building being	Ward: 20 ce the rear setback from 34.22' to 30.24' ck from 3.84' to 0.55' for the proposed two-story porch and the expansion of ont, two-story addition to an existing, converted to a single-family residence. Chairman. Second by Toia. Motion dy and Toia.
334-15-Z Applicant: Owner: Premises Affected: Subject:	for a proposed, open, front porc single-family residence will remain	Chairman. Second by Toia. Motion
335-15-S Applicant: Owner:	Zoning District: B3-3 Apartment Builders, Inc. same as applicant	Ward: 6

Premises Affected: Subject:	7621-39 South State Street Application for a special use to establish a five-story, 90-room hotel. Continued until December 18, 2015 at 2:00 PM.
336-15-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: RS-2Ward: 48Mary Ann O'Connorsame as applicant1400 West Hood AvenueApplication for a variation to increase the pre-existing floor area ratio of0.65 to no more than 0.75 (0.74) for a proposed, third floor addition to anexisting two-story, single-family residence; the existing, rear, detached,two-car garage will not be modified as a result of this application.Motion to approve made by the Chairman. Second by Toia. Motioncarried 3-0; yeas –Swain, O'Grady and Toia.
337-15-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: RS-2Ward: 48Mary Ann O'Connorsame as applicant1400 West Hood AvenueApplication for a variation to increase the 30' building height maximumby no more than 10% (33') for a proposed, third floor addition to anexisting two-story, single-family residence; the existing, rear, detached,two-car garage will not be modified as a result of this application.Motion to approve made by the Chairman. Second by Toia. Motioncarried 3-0; yeas –Swain, O'Grady and Toia.
338-15-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: RS-2Ward: 48Mary Ann O'Connorsame as applicant1400 West Hood AvenueApplication for a variation to reduce the front setback from 25.36' to25.34'; to reduce the east side setback from 4' to 3.02'; to reduce the westside setback from 4' to 2.1'; and, to reduce the combined side setbackfrom 9.258' to 5.12' for a proposed, third floor addition to an existingtwo-story, single-family residence; the existing, rear, detached, two-cargarage will not be modified as a result of this application.Motion to approve made by the Chairman. Second by Toia. Motioncarried 3-0; yeas –Swain, O'Grady and Toia.
339-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: C2-1Ward: 14Carlton Midway Corporation/DBA Carlton Inn MidwayFirst Midwest Bank as Trustee, No. 95-56044944 South Archer AvenueApplication for a special use to expand an existing, two-story hotelthrough the addition of 528 square feet of first floor meeting space by

	enclosing an existing, covered patio. Motion to approve made by the Chair carried 3-0; yeas –Swain, O'Grady and	•
340-15-S Applicant: Owner: Premises Affected: Subject:	 Zoning District: B3-2 Wa Sacred Memories, Ltd. same as applicant 2453-57 West 59th Street Application for a special use to establish parking lot to serve a proposed funeral 59th Street. Motion to approve made by the Chairtic carried 3-0; yeas –Swain, O'Grady and 	home to be located at 2514 West man. Second by Toia. Motion
341-15-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: RS-3 Wa BGC, Inc Daniel Thomas Chervanick 3806 North Hermitage Avenue Application for a variation to reduce the reduce the south side setback from 2' to side setback from 5' to 2.5' for a propose proposed, rooftop deck on an existing, r existing, three-story, single-family reside Motion to approve made by the Chair carried 3-0; yeas –Swain, O'Grady and	o 0'; and, to reduce the combined ed, open stair above 6' to access a rear, detached, two-car garage; the ence will remain unchanged. man. Second by Toia. Motion
342-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B1-3 Wa Eric H. Rochel Jose Humberto Plascencia and Roberto F 4718 South Pulaski Road Application for a special use to establish Motion to approve made by the Chair carried 3-0; yeas –Swain, O'Grady and	a barber shop. man. Second by Toia. Motion
343-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B1-1WaImelda Varela Becerril/DBA All Star FacKazimierz Kolbrecki5639 West 63 rd StreetApplication for a special use to establishMotion to approve made by the Chaircarried 3-0; yeas –Swain, O'Grady and	a barber shop. man. Second by Toia. Motion
344-15-S Applicant: Owner:	Zoning District: B3-1WaJessica M. DeFiore/DBA Black Oak TattTim and Katherine Tuten	ard: 35 too, LLC

Premises Affected: Subject:	3419 West Fullerton Avenue Application for a special use to establish a body art services facility. Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O'Grady and Toia.	
345-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B3-1 David Kunesh/DBA Shred's Inferno Jean T. Lopez 4304 West 63 rd Street Application for a special use to estal Motion to approve made by the C carried 3-0; yeas –Swain, O'Grad	blish a body art services facility. hairman. Second by Toia. Motion
346-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B1-3 Bijou Hair Young Pate 2110 East 71 st Street Application for a special use to estat Continued until November 20, 20	e
347-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B3-2 Elias Abuelizam same as applicant 654-58 East 67 th Street Application for a special use to exp of liquor as a packaged good. Continued until December 18, 201	Ward: 20 and an existing retail store for the sale 15 at 2:00 PM.
348-15-Z Applicant: Owner: Premises Affected: Subject:	to reduce the west side setback from open space from 147 square fee three-story, single-family residence with a rooftop deck.	Ward: 26 e the rear setback from 25.2' to 13.11'; a 2.5' to 0'; and, to reduce the rear yard et to 0 square feet for a proposed, with a rear, attached, two-car garage hairman. Second by Toia. Motion y and Toia.
349-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B1-1 Prentice Earl same as applicant 10710 South Wentworth Avenue Application for a special use to est	Ward: 34

residents.

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

350-15-Z Applicant: Owner: Premises Affected: Subject:	a rear, detached, two-car garage.	nily residence with a rooftop deck and nairman. Second by Toia. Motion
351-15-Z Applicant: Owner: Premises Affected: Subject:	3'; to reduce the south side setback	e the north side setback from 3.23' to a from 3.23' to 1'; and, to reduce the b' to 4' for a proposed, two-story, letached, four-car garage. rman. Second by Toia. Motion
352-15-Z Applicant: Owner: Premises Affected: Subject:		Ward: 25 e the rear setback from 30' to 0' for a ng with retail and office space, along
	with accessory parking, on the groupenthouse for roof deck access.	and floor; a rooftop stair and elevator nairman. Second by Toia. Motion

is accessed via an open stair exceeding 6' in height. Continued until December 18, 2015 at 2:00 PM.

354-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B1-1Ward: 39Christ Center of Hope, Assemblies of Godsame as applicant5534 North Kedzie AvenueApplication for a special use to establish a religious assembly facility.Continued until January 15, 2016 at 2:00 PM.
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 at5534 North Kedzie Avenue.Continued until January 15, 2016 at 2:00 PM.
356-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B1-2Ward: 40Dominic McGeesame as applicant5202 North Oakley AvenueApplication for a special use to establish a residential use below thesecond floor for a proposed, four-story, eight-unit building with a roofdeck and a side, detached, eight-car garage with a roof deck.Motion to approve subject to the condition stated on the record by theChairman.Second by Toia.Motion carried 3-0; yeas –Swain,O'Grady and Toia.
357-15-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: B1-2Ward: 40Dominic McGeesame as applicant5202 North Oakley AvenueApplication for a variation to allow for the establishment of residentialunits on a lot whose minimum area of 7,273.68 square feet is no less than90% of the required 8,000 square feet for a proposed, four-story, eight-unitbuilding with a roof deck and a side, detached, eight-car garage with a roofdeck.Motion to approve subject to the condition stated on the record madeby the Chairman.Second by Toia.Motion carried 3-0; yeas-Swain, O'Grady and Toia.
358-15-Z Applicant:	Zoning District: B1-2Ward: 40Dominic McGee

Owner: Premises Affected: Subject:	 same as applicant 5202 North Oakley Avenue Application for a variation to reduce the rear setback from 30' to 3' for a proposed, four-story, eight-unit building with a roof deck and a side, detached, eight-car garage with a roof deck. Motion to approve subject to the condition stated on the record made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O'Grady and Toia.
359-15-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: RM-5Ward: 46Dominic McGeeP & A Properties, LLC3725-27 North Fremont Street/849-51 West Bradley PlaceApplication for a variation to reduce the rear setback from 30' to 9.5' in order to allow for the subdivision of a 70' x 94' lot improved with a three-story, six-unit building which will remain and a two-story, single-family residence which will be demolished to allow for the construction of a new residential development.
360-15-Z Applicant: Owner: Premises Affected: Subject:	Continued until December 18, 2015 at 2:00 PM. Zoning District: RM-6 Ward: 5 Rachel Adesola/DBA Amazing Grace Kids Palace, Inc. Tobiade, Inc. 2368 East 69 th Street Application for a variation to reduce the quantity of accessory, on-site, vehicular, parking spaces by no more than three (to zero space) for a proposed daycare to be established in an existing, one-story building that is more than 50 years old. Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O'Grady and Toia.
361-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B1-3Ward: 2Wintrust Banksame as applicant100 West North AvenueApplication for a special use to establish two drive-through lanes to servethe existing bank at this location.Motion to approve made by the Chairman. Second by Toia. Motioncarried 3-0; yeas –Swain, O'Grady and Toia.
CONTINUANCES	

255-15-Z	Zoning District: B3-1	Ward: 6
Applicant:	V75 Limited	

Owner:	Charles Taylor
Premises Affected:	125-27 West 75 th Street
Subject:	Application for a variation to establish a public place of amusement within
	125' of an RS-3, Residential Single-Unit (Detached House) District.
	Motion to approve made by the Chairman. Second by O'Grady.
	Motion carried 3-0; yeas –Swain, Flores and O'Grady (Toia recused).

271-15-S	Zoning District: PMD-11A	Ward: 25	
Applicant:	The Cermak Group, Ltd.		
Owner:	same as applicant		
Premises Affected:	1300-16 West Cermak Road		
Subject:	Application for a special use to establish a one-story restaurant with one		
	drive-through lane.		
	Motion to approve made by the Chairman. Second by O'Grady.		
	Motion carried 3-0; yeas –Swain, Flores and O'Grady (Toia recused).		
310-15-S	Zoning District: M1-2	Ward: 5	
Applicant:	White Castle System, Inc.	White Castle System, Inc.	
Owner:	Ingram Family Limited Partnership		
Premises Affected:	1550 East 79 th Street		
Subject:	Application for a special use to re-establish a one-story restaurant with a		
	dual-lane drive-through.		

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

The Chairman moved to recess for lunch at 12:25 PM. Second by O'Grady. Motion carried 3-0; yeas -- Swain, O'Grady and Toia.

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

362-15-S	Zoning District: B3-3	Ward: 1	
Applicant:	Art + Science Salons 3, LLC		
Owner:	1552 Milwaukee Commercial, LLC		
Premises Affected:	1554 North Milwaukee Avenue		
Subject:	Application for a special use to establ	lish a beauty salon.	
-	Motion to approve made by the Chairman. Second by Toia. Motion		
	carried 3-0; yeas –Swain, O'Grady and Toia.		
363-15-S	8	Ward: 43	
Applicant:	Art + Science Salons 2, LLC		
Owner:	North River Properties, Inc.		
Premises Affected:	1971 North Halsted Street		
Subject:	Application for a special use to establish a beauty salon.		
-	Motion to approve made by the Ch	airman. Second by Toia. Motion	

carried 3-0; yeas -Swain, O'Grady and Toia.

364-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B3-1Ward: 29Bank of America, NAsame as applicant7225 West Belmont AvenueApplication for a special use to eliminate one, existing, drive-through laneserving the existing bank at this location and replace a second existingdrive-through lane with a drive-up automated teller machine; a third,existing, drive-through lane will remain unchanged.Motion to approve made by the Chairman. Second by Toia. Motioncarried 3-0; yeas –Swain, O'Grady and Toia.
365-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B1-5Ward: 16Bank of America, NAALDI, Inc.620 West 63 rd StreetApplication for a special use to establish a one-lane drive through for an automated teller machine within the existing parking lot at this location; the existing grocery store served by the same parking lot will remain unchanged.Continued until December 18, 2015 at 2:00 PM.
366-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: C2-2Ward: 5Bank of America, NABarry I, LLC7131 South Stony Island AvenueApplication for a special use to eliminate two, existing, drive-through lanes serving the existing bank at this location and replace a third, existing, drive-through lane with a drive-up automated teller machine; the two, existing, drive-through lanes with drive-up automated teller machines will remain unchanged.Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O'Grady and Toia.
367-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B3-2Ward: 29Bank of America, NARoddimeyer III, LLC7126 West North AvenueApplication for a special use to eliminate one, existing, drive-through laneserving the existing bank at this location and replace a second, existing, drive-through lane with a drive-up automated teller machine; the two, existing, drive-through lanes with drive-up automated teller machines will

	remain unchanged. Motion to approve made by the C carried 3-0; yeas –Swain, O'Grad	hairman. Second by Toia. Motion y and Toia.
368-15-Z Applicant: Owner: Premises Affected: Subject:	vehicular, parking spaces by no m proposed expansion of an existing ta	tice the quantity of accessory, on-site, hore than one (to zero spaces) for the avern. Thairman. Second by Toia. Motion
369-15-Z Applicant: Owner: Premises Affected: Subject:	11	• • •
370-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B3-5 Flynn Industries, LLC Hu's International Group, Corp. 4830 North Broadway Application for a special use to esta Withdrawn.	Ward: 46 blish a tavern.
371-15-S Applicant: Owner: Premises Affected: Subject:	 Zoning District: B3-5 Flynn Industries, LLC Hu's International Group, Corp. 4830 North Broadway Application for a special use to est to a proposed tavern. Continued until December 18, 201 	Ward: 46 ablish an amusement arcade accessory 15 at 2:00 PM.
372-15-S Applicant: Owner: Premises Affected: Subject:		Ward: 47 establish a residential use below the story, three-unit building with a rear,

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

373-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B3-2Ward: 47CPH Addison Campbell Retail, LLCsame as applicant2518 West Addison StreetApplication for a special use to establish a residential use below thesecond floor for a proposed three-story, six-unit building with a rear,detached, five-car garage and a rear, unenclosed, surface, parking space.Motion to approve made by the Chairman. Second by Toia. Motioncarried 3-0; yeas –Swain, O'Grady and Toia.
374-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B3-2Ward: 47CPH Addison Campbell Retail, LLCsame as applicant2522 West Addison StreetApplication for a special use to establish a residential use below thesecond floor for a proposed three-story, six-unit building with a rear,detached, five-car garage and a rear, unenclosed, surface, parking space.Motion to approve made by the Chairman. Second by Toia. Motioncarried 3-0; yeas –Swain, O'Grady and Toia.
375-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B3-2Ward: 47CPH Addison Campbell Retail, LLCsame as applicant2528 West Addison StreetApplication for a special use to establish a residential use below thesecond floor for a proposed three-story, six-unit building with a rear,detached, five-car garage and a rear, unenclosed, surface, parking space.Motion to approve made by the Chairman. Second by Toia. Motioncarried 3-0; yeas –Swain, O'Grady and Toia.
376-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B3-2Ward: 47CPH Addison Campbell Retail, LLCsame as applicant2532 West Addison StreetApplication for a special use to establish a residential use below thesecond floor for a proposed three-story, six-unit building with a rear,detached, five-car garage and a rear, unenclosed, surface, parking space.Motion to approve made by the Chairman. Second by Toia. Motioncarried 3-0; yeas –Swain, O'Grady and Toia.
377-15-S Applicant:	Zoning District: B3-2Ward: 47CPH Addison Campbell Retail, LLC

Owner: Premises Affected: Subject:	second floor for a proposed three-second floor for a proposed three-second detached, five-car garage and a rear, u	airman. Second by Toia. Motion
378-15-S Applicant: Owner: Premises Affected: Subject:	Noah Properties, LLC Dennis and Josephine Sell 2027 West Belmont Avenue Application for a special use to es second floor for a proposed, four-st detached, three-car garage with a roo stair exceeding 6' in height.	Ward: 32 stablish a residential use below the tory, three-unit building with a rear, of deck which is accessed via an open aairman. Second by Toia. Motion and Toia.
379-15-Z Applicant: Owner: Premises Affected: Subject:	Noah Properties, LLC Dennis and Josephine Sell 2027 West Belmont Avenue Application for a variation to reduce for a proposed, four-story, three-u three-car garage with a roof deck we exceeding 6' in height.	Ward: 32 e the rear setback from 30' to 22.33' nit building with a rear, detached, which is accessed via an open stair nairman. Second by Toia. Motion and Toia.
380-15-Z Applicant: Owner: Premises Affected: Subject:	Dolyva Properties, LLC same as applicant 1149-51 West 17 th Street Application for a variation to allow units on a lot whose minimum area 90% of the required 6,000 square fee building with a rear, detached, six-can	airman. Second by Toia. Motion
381-15-Z Applicant: Owner: Premises Affected:	Zoning District: B3-2 Mayac, LLC same as applicant 1653 West Division Street	Ward: 1

Subject:	Application for a variation to eliminate the one, required, accessory parking space for a proposed three-story, one-unit building with ground floor office space. Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O'Grady and Toia.
382-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B3-1Ward: 18Labor Solutions/DBA Right Staff, LLCFord City East, LLC7600 South Pulaski Road, Units 1006-08Application for a special use to establish a day labor employment agency.Motion to approve made by the Chairman. Second by Toia. Motioncarried 3-0; yeas –Swain, O'Grady and Toia.
383-15-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: RS-3Ward: 40Andrew Conklinsame as applicant1819 West Farragut AvenueApplication for a variation to reduce the rear setback from 35.36' to 2.73'for a proposed, rear, two-car garage with a rooftop deck and trellisaccessed by a skybridge connected to an existing, rear, open deck; theexisting two-story, single-family residence will remain unchanged.Motion to approve made by the Chairman. Second by Toia. Motioncarried 3-0; yeas –Swain, O'Grady and Toia.
384-15-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: RS-2Ward: 39Ilyas A. Lakadasame as applicant6142 North Harding AvenueApplication for a variation to reduce the north side setback from 4' to3.13'; to reduce the south side setback from 4' to 2.75'; to reduce thecombined side setback from 9' to 5.88'; and, to reduce the front setbackfrom 19.67' to 18.22' for a proposed, second floor addition with front,open, entry steps and a rear, detached, two-car garage to an existing,one-story, single-family residence.Motion to approve made by the Chairman. Second by Toia. Motioncarried 3-0; yeas –Swain, O'Grady and Toia.
385-15-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: RS-2Ward: 39Ilyas A. Lakadasame as applicant6142 North Harding AvenueApplication for a variation to increase the pre-existing floor area ratio of0.37 to no more than 0.75 (0.73) for a proposed, second floor addition withfront, open, entry steps and a rear, detached, two-car garage to an existing,

one-story, single-family residence.

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

CONTINUANCES

43-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B1-3 Dolyva Properties, LLC Toia Building Properties, LP 3102 South Giles Avenue Application for a special use to estab second floor for a proposed four-stor surface parking spaces. Continued until November 20, 2015	ry, eight-unit building with eight, rear
44-15-S Applicant: Owner: Premises Affected: Subject:		Ward: 4 establish a residential use below the ry, eight-unit building with eight, rear 5 at 2:00 PM.
45-15-Z Applicant: Owner: Premises Affected: Subject:	11	Ward: 4 e the front setback from 8.75' to 0' for ilding with eight, rear surface parking 5 at 2:00 PM.
141-15-Z Applicant: Owner: Premises Affected: Subject:	the southwest part of the lot); to re- 23.91 (at the northwest part of the from 5' to 0' for a proposed, one-sto	Ward: 43 e the rear setback from 34.68' to 0' (at duce the rear setback from 34.68' to lot); and, to reduce the side setback ory breezeway connecting an existing, idence with an existing, rear, two-car

164-15-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: RM-5Ward: 43RT Real Estate, LLCsame as applicant1838 North Cleveland AvenueApplication for a variation to reduce the front setback from 14.28' to 8.4';to reduce the rear setback from 33.32' to 18.83'; to reduce the north sidesetback from 2' to 0'; to reduce the combined side setback from 4.8' to 3';and, to reduce the rear yard open space from 150 square feet to 0 squarefeet for a proposed, three-story, single-family residence connected to aproposed, rear, two-car garage with a roof deck.Motion to approve made by the Chairman. Second by Toia. Motioncarried 3-0; yeas –Swain, O'Grady and Toia.
203-15-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: PMD-15Ward: 29B&B Formica and Granite, Inc.5617 W. Grand, LLC5615-27 West Grand AvenueApplication for a variation to eliminate the one required, off-street, 10' x14' x 25' loading berth for the proposed expansion of an existing manufacturing facility.Withdrawn.
226-15-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: RT-4Ward: 11944 W. Crystal Partners, LLCsame as applicant1944 West Crystal StreetApplication for a variation to allow for the establishment of threeresidential units on a lot whose minimum area of 2,845.92 square feet isno less than 90% of the required 3,000 square feet for a proposed,three-story, three-unit building with a rear, detached, three-car garage.Withdrawn
227-15-Z Applicant: Owner: Premises Affected: Subject:	Zoning District: RT-4Ward: 11944 W. Crystal Partners, LLCsame as applicant1944 West Crystal StreetApplication for a variation to allow for the establishment of a 550 square

foot, rear, detached, three-car garage, which is no greater than 10% (36.35 square feet) larger than what would otherwise be permitted (513.65 square feet) and is accessory to a proposed, three-story, three-unit building. Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O'Grady and Toia.

235-15-S Zoning District: M2-2 Ward: 25 ABM, LLC **Applicant: Owner:** same as applicant **Premises Affected:** 4834 South Halsted Street Subject: Application for a special use to establish an outdoor container and truck storage facility. Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O'Grady and Toia. 301-15-5 Zoning District · B1-2 Word · 10

301-13-5	Loning District. D1-2	walu. 19
Applicant:	Kaiisha Dear	
Owner:	Jaclen and Jonathan Cole	
Premises Affected:	2332 West 111 th Street	
Subject:	Application for a special use to estimate the second secon	stablish a beauty salon.
	Continued until October 16, 20	15 at 2:00 PM.

ZONING BOARD OF APPEALS VOTE ONLY

184-15-S Applicant: Owner: Premises Affected: Subject:	Motion to approve made by Cha Second by Toia. At August 21, 2	Ward: 50 blish a medical cannabis dispensary. airman at August 21, 2015 meeting. 015 meeting, yays – Swain and Toia; 18, 2015 meeting, nays – O'Grady. ve three concurring votes.
303-15-Z	Zoning District: RS-3	Ward: 32
Applicant:	Laura Holtz	
Owner:	same as applicant	
Premises Affected:	1732 North Wolcott Avenue	
Subject:	Application for a variation to increase the pre-existing floor area of 2,578 square feet by no more than 15% (387 square feet) for a proposed, rear,	

square feet by no more than 15% (387 square feet) for a proposed, rear, two-story addition with a third floor exterior staircase leading to a proposed rooftop deck on an existing, three-story, three-unit building being converted to a single-family residence which will have a two-story, rear, spiral staircase and will be connected, via a partially below-grade breezeway, to a rear, proposed, two-car garage with a roof deck that is accessed via an exterior staircase.

Motion to approve made by Chairman at August 21, 2015 meeting. Second by Toia. At August 21, 2015 meeting, yays – Swain and Flores; nays – Toia. At September 18, 2015 meeting, yays – O'Grady. Motion carried 3-1.

304-15-Z Applicant:	Zoning District: RS-3 Laura Holtz	Ward: 32	
Owner:	same as applicant		
Premises Affected:	1732 North Wolcott Avenue		
Subject:	**		

305-15-Z	Zoning District: RS-3	Ward: 32
Applicant:	Laura Holtz	
Owner:	same as applicant	
Premises Affected:	1732 North Wolcott Avenue	
Subject:	Application for a variation to reduce the rear yard open space from 225 square feet to 0 square feet for a proposed, rear, two-story addition with a third floor exterior staircase leading to a proposed rooftop deck on an existing, three-story, three-unit building being converted to a single-family residence which will have a two-story, rear, spiral staircase and will be connected, via a partially below-grade breezeway, to a rear, proposed, two-car garage with a roof deck that is accessed via an exterior staircase. Motion to approve made by Chairman at August 21, 2015 meeting. Second by Toia. At August 21, 2015 meeting, yays – Swain and Flores; nays – Toia. At September 18, 2015 meeting, yays – O'Grady. Motion carried 3-1.	

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O'Grady and Toia. Meeting went into closed session at 5:13 PM.

Motion to return to open session for voting made by Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O'Grady and Toia. Meeting returned to open session at 5:40 PM.

Motion to approve written resolutions containing finds of fact consistent with the votes of the Board at its regular meetings of August 21, 2015 made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O'Grady and Toia.

Motion to adjourn made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O'Grady and Toia. Meeting adjourned at 5:45 PM.