

CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- December 16, 2016
121 N. LaSalle Street- Room 200

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Blake Sercye, Chairman
Sol Flores
Sheila O’Grady
Sam Toia

Chairman Sercye called the meeting to order at 9:20 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with three members present (Sercye, O’Grady and Toia). Flores arrived at 9:50 AM.

Motion to approve the December 16, 2016 agenda made by the Chairman. Second by O’Grady. Motion carried 3-0; yeas – Sercye, O’Grady and Toia.

9:00 A.M.

584-16-S **ZONING DISTRICT: B3-2** **WARD: 8**
APPLICANT: Akua M. Ahiakou
OWNER: Hannah Casey
PREMISES AFFECTED: 9010 S. Cottage Grove Avenue
SUBJECT: Application for a special use to permit the establishment of a personal service (hair braiding).
Application approved by voice vote. 3-0; yeas – Sercye, O’Grady, and Toia. (Flores absent).

585-16-S **ZONING DISTRICT: B3-1** **WARD: 29**
APPLICANT: Thanh Huynh
OWNER: Kass Management
PREMISES AFFECTED: 3247 N. Harlem Avenue
SUBJECT: Application for a special use to permit the establishment of a nail salon.
Application approved by voice vote. 3-0; yeas – Sercye, O’Grady, and Toia. (Flores absent).

586-16-S **ZONING DISTRICT: C3-2** **WARD: 26**
APPLICANT: The Painted Door
OWNER: 2219 Grand LLC
PREMISES AFFECTED: 2219-2229 W. Grand Avenue Unit 1-M
SUBJECT: Application for a special use to permit the establishment of a religious assembly facility.
Application approved by voice vote. 3-0; yeas – Flores, O’Grady, and Toia. (Sercye recused).

587-16-S **ZONING DISTRICT: RS-3** **WARD: 26**
APPLICANT: The Painted Door
OWNER: Chicago Board of Education
PREMISES AFFECTED: 2233 W. Ohio Street
SUBJECT: Application for a special use to permit the establishment of an off-site accessory parking lot with forty spaces to serve the proposed religious assembly located at 2219-29 W. Grand Avenue Unit 1-M.
Application approved by voice vote. 3-0; yeas – Flores, O’Grady, and Toia. (Sercye recused).

588-16-Z **ZONING DISTRICT: RS-3** **WARD: 26**
APPLICANT: The Painted Door
OWNER: Chicago Board of Education
PREMISES AFFECTED: 2233 W. Ohio Street
SUBJECT: Application for a variation to establish shared parking with two non-residential uses with different peak parking demands.
Application approved by voice vote. 3-0; yeas – Flores, O’Grady, and Toia. (Sercye recused).

589-16-S **ZONING DISTRICT: B3-3** **WARD: 47**
APPLICANT: Iris Studios Chicago, LLC
OWNER: Thomas and Mary Fenci
PREMISES AFFECTED: 4630 N. Lincoln Avenue
SUBJECT: Application for a special use to permit the establishment of a body art service (body piercing Studio).
Application approved by voice vote. 3-0; yeas – Sercye, O’Grady, and Toia. (Flores absent).

590-16-Z **ZONING DISTRICT: RS-2** **WARD: 18**
APPLICANT: Adriana Alvarez
OWNER: Same as applicant
PREMISES AFFECTED: 4211 W. 81st Street
SUBJECT: Application for a variation to reduce the east side yard setback from the required 5.3' to 3.5' (west to be at 4.9'), the required combined side setback from 15.9' to 8.4' for a car port for the existing single family residence.
Application approved by voice vote. 3-0; yeas – Sercye, O’Grady, and Toia. (Flores absent).

591-16-Z **ZONING DISTRICT: RT-4** **WARD: 2**
APPLICANT: 1458 Blackhawk LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1458 W. Blackhawk Street
SUBJECT: Application for a variation to permit the conversion of an existing three-story, one retail store front and five dwelling unit building to a six dwelling unit building.
Application approved by voice vote. 3-0; yeas – Sercye, O’Grady, and Toia. (Flores absent).

592-16-Z
APPLICANT: George Pop
OWNER: Same as applicant
PREMISES AFFECTED: 1737 W. Augusta Boulevard
SUBJECT: Application for a variation to reduce the rear setback from the required 30.0' to 2.0', the west setback from 2.0' to zero (east to be zero), the combined side setback from 5.0' to zero for an open bridge to provide access to a proposed garage roof deck which shall also contain the 162.5 square feet of relocated rear yard open space.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

593-16-Z
APPLICANT: 1931 Erie, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1931 W. Erie Street
SUBJECT: Application for a variation to reduce the rear setback from the required 34.02' to 21.5' for a proposed landing to connect the new roof deck on the existing garage to the existing two-story rear metal stairs.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

594-16-Z
APPLICANT: Public Media Institute
OWNER: Edward Marszewski & Rachel Corey Olson Marszewski
PREMISES AFFECTED: 3219-23 S. Morgan St. / 950-58 W. 32nd Place
SUBJECT: Application for a variation to establish a public place of amusement license for a small venue entertainment use which is accessory to an existing gallery and office space which is within 125' of a residential district.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

595-16-S
APPLICANT: Heffernan Builders, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1923 N. Damen Avenue
SUBJECT: Application for a special use to permit the establishment of residential use below the second floor for a proposed four-story, three- dwelling unit building with a rear open deck, rooftop feature and three-on-site parking spaces.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

596-16-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: Colleen Byrne
OWNER: Same as applicant
PREMISES AFFECTED: 2148 N. Oakley
SUBJECT: Application for a variation to reduce the rear setback from the required 28.0' to 21.33' for an open walkway connection to a proposed roof top deck which shall also contain the 156 square feet of relocated rear yard open space.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

597-16-S **ZONING DISTRICT: DX-16** **WARD: 42**
APPLICANT: Eating Recovery Center, LLC
OWNER: Chicago Hotel Holdings, LLC
PREMISES AFFECTED: 150 E. Huron Street
SUBJECT: Application for a special use to expand an existing twenty-four bed transitional residence to a thirty-two bed transitional residence which shall be located on the twelfth floor only of an existing forty story building.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

598-16-S **ZONING DISTRICT: RS-3** **WARD: 28**
APPLICANT: The Herbert F. Ballard Foundation
OWNER: Same as applicant
PREMISES AFFECTED: 176 N. Leclaire Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed transitional residence.
Continued to January 20, 2017 at 2 p.m.

599-16-Z **ZONING DISTRICT: RS-3** **WARD: 1**
APPLICANT: Circle Squared Development
OWNER: Same as applicant
PREMISES AFFECTED: 2234 W. Huron Street
SUBJECT: Application for a variation to reduce the rear setback from the required 34.04' to 22.0', west setback from 2' to zero for an open stair system to access a proposed garage roof deck which shall also contain the relocated rear yard open space.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

600-16-Z **ZONING DISTRICT: B3-3** **WARD: 1**
APPLICANT: 2435 N Western, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2443 N. Western Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero for a proposed four-story mixed use building with retail at grade and thirty-four dwelling units, with thirty-four on-site parking spaces.

605-16-Z ZONING DISTRICT: RM-4.5 WARD: 28
APPLICANT: Debby Tsao
OWNER: Same as applicant
PREMISES AFFECTED: 1119 S. Loomis Street
SUBJECT: Application for a variation to reduce the required rear yard open space from the required 238.87 square feet to zero for a proposed three-story, three dwelling unit building with parking located on the ground floor.
Continued to January 20, 2017 at 2 p.m.

606-16-Z ZONING DISTRICT: RS-2 WARD: 47
APPLICANT: FBF, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2606 W. Windsor Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 32.97' to 2.5' for a proposed open stairwell to access a proposed garage roof deck on the existing three- car garage.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

607-16-S ZONING DISTRICT: B3-1.5 WARD: 47
APPLICANT: Dalisa G. Arellano DBA/ Sky Day Spa, Inc.
OWNER: Rayan Bros. Enterprises
PREMISES AFFECTED: 1716 W. Lawrence Avenue
SUBJECT: Application for a special use to permit the establishment of a nail salon.
Continued to January 20, 2017 at 2 p.m.

608-16-S ZONING DISTRICT: C1-2 WARD: 2
APPLICANT: 1723 North Magnolia LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1723 W. North Avenue
SUBJECT: Application for a special use to deconvert an existing two-dwelling unit building to a single family residence and add a third floor addition, a rear two-story addition with a third level roof deck and a detached two-car private garage with a roof deck and an open stair to access the roof deck.
Withdrawn.

609-16-Z ZONING DISTRICT: C1-2 WARD: 2
APPLICANT: 1723 North Avenue, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1723 W. North Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 22' for a proposed open stair to access the roof deck on the proposed two-car detached garage which will serve the existing building which will be deconverted from a two unit building to a single family residence.
Withdrawn .

610-16-S
APPLICANT: Brittani Sylvester
OWNER: Alex Samoylovich
PREMISES AFFECTED: 351 W. Chicago Avenue
SUBJECT: Application for a special use to permit the establishment of a body art service.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

611-16-S
APPLICANT: HUTUP Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1927 W. Irving Park Road
SUBJECT: Application for a special use to permit the establishment of a barber shop.
Withdrawn.

612-16-Z
APPLICANT: Gateway Potomac, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2123 W. Potomac Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 33.32’ to 22.0’, west setback from 2.0’ to 0.42’ (east will be 3.35’) for an open stair to access a proposed garage roof deck on a proposed two-car garage.
Continued to February 17, 2017 at 2 p.m.

613-16-Z
APPLICANT: Loyola Properties Limited, LLC
OWNER: same as applicant
PREMISES AFFECTED: 3444 N. Claremont Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.72’ to 2.58’, north setback from 2’ to zero (south to be 2’), combined side setback from 5’ to 2’ for an open stair to access a garage roof deck located on the existing detached two-car garage.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, 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 Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, O’Grady, and Toia. Meeting went into closed session at 12:05 PM.

Motion to return to open session made by the Chairman. Second by Flores. Motion carried 4-0; yeas – Sercye, Flores, O’Grady, and Toia. Meeting returned to open session at 12:20 PM.

The Chairman moved to recess at 12:25 PM. Second by O’Grady. Motion carried 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

618-16-Z **ZONING DISTRICT: B3-2** **WARD: 25**
APPLICANT: Hei Yeng Kwok & Pei Chan Li
OWNER: Same as applicant
PREMISES AFFECTED: 1133-37 W. Taylor Street
SUBJECT: Application for a variation to reduce the required minimum lot area from 1,000 square feet per unit to 934 square feet per unit to allow for the conversion of a four dwelling unit, two office space and two retail unit building to a six dwelling unit and two retail unit building.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and O’Grady (Toia absent).

619-16-Z **ZONING DISTRICT: RS-3** **WARD: 1**
APPLICANT: Jeffrey and Rebecca Schroeder
OWNER: Same as applicant
PREMISES AFFECTED: 2105 N. Stave Street
SUBJECT: Application for a variation to permit the establishment of reduce the rear setback from the required 31.08' to 22' for an exterior stair to access the proposed garage roof deck which shall also contain the relocated rear yard open space.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and O’Grady (Toia absent).

620-16-Z **ZONING DISTRICT: RT-4** **WARD: 26**
APPLICANT: Sustainabuild, LLC, 520-522 Oakley Series
OWNER: Same as applicant
PREMISES AFFECTED: 520 N. Oakley Boulevard
SUBJECT: Application for a variation to reduce the rear setback from the required 38'-7" to 22' for an open stair / bridge to access the proposed garage roof deck which shall also contain the relocated rear yard open space.
Application denied by voice vote. 0-4; nays – Sercye, Flores, O’Grady, and Toia.

621-16-S **ZONING DISTRICT: B3-2** **WARD: 33**
APPLICANT: Supreme Beauty Parlor. LLC
OWNER: Rany Management, LLC
PREMISES AFFECTED: 2944 W. Montrose Avenue
SUBJECT: Application for a special use to permit the establishment of a beauty salon.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

622-16-S **ZONING DISTRICT: B3-1** **WARD: 1**
APPLICANT: 2605 West Armitage, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2605 W. Armitage Avenue
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor for a one and two-story

brick commercial building being converted to a single family residence.

Continued to January 20, 2017 at 2 p.m.

623-16-S **ZONING DISTRICT: C1-2** **WARD: 32**
APPLICANT: 2345 West Roscoe, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2341 W. Roscoe Street
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor of a proposed four-story, six dwelling unit building with rooftop stairway enclosures, a rear open porch, a detached six-car garage with roof deck and an bridge to provide access to the roof deck.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

624-16-Z **ZONING DISTRICT: C1-2** **WARD: 32**
APPLICANT: 2345 West Roscoe, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2341 W. Roscoe Street
SUBJECT: Application for variation to reduce the required rear setback from the required 30' to 2' on floors containing dwelling units for a proposed four-story, six-dwelling unit building with rooftop stairway enclosures, a rear open porch, a rear detached six-car garage with roof deck and a bridge to provide access to the roof deck.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

625-16-Z **ZONING DISTRICT: C1-2** **WARD: 32**
APPLICANT: 2345 West Roscoe, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2341 W. Roscoe Street
SUBJECT: Application for a variation to reduce the minimum lot area per unit from the required 6,000 square feet to 5,750 square feet for a proposed four-story, six-dwelling unit building with rooftop stair enclosures, a rear open porch, a rear detached six-car garage with roof deck and a bridge to provide access to the roof deck.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

626-16-S **ZONING DISTRICT: C1-2** **WARD: 32**
APPLICANT: 2345 West Roscoe, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2345 W. Roscoe Street
SUBJECT: Application for a special use to permit the establishment of establish residential use below the second floor for a proposed four-story, six-dwelling unit building, with rooftop stairway enclosures, a rear open porch, rear detached six car garage with roof deck and a bridge to access the garage roof deck from the rear

stair.

Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

627-16-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: C1-2

WARD: 32

2345 West Roscoe, LLC

Same as applicant

2345 W. Roscoe Street

Application for a variation to reduce the minimum lot area from the required 6,000 square feet to 5,750 square feet for a proposed four-story, six dwelling unit building with roof top enclosures, a rear open porch, a detached six car garage with roof deck and a bridge to access the garage roof deck.

Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

628-16-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: C1-2

WARD: 32

2345 West Roscoe, LLC

Same as applicant

2345 W. Roscoe Street

Application for a variation to reduce the rear setback from the required 30' to 2' on floors containing dwelling units for a proposed four-story, six-dwelling unit building with rooftop enclosures, rear open porch, a detached six-car garage with a roof deck and a bridge providing access to the garage roof deck.

Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

629-16-S
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: B1-2

WARD: 1

815 N. Paulina, LLC

Same as applicant

815 N. Paulina Street

Application for a special use to permit the establishment of residential use below the second floor for a proposed four-story, five dwelling unit building.

Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

630-16-S
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: B1-2

WARD: 1

819 N. Paulina Development, LLC

Same as applicant

819 N. Paulina Street

Application for a special use to permit the establishment of residential use below the second floor for a proposed four-story, six-dwelling unit building with a detached rear garage with roof deck.

Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

631-16-Z **ZONING DISTRICT: B1-2** **WARD: 1**
APPLICANT: 819 N. Paulina Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 819 N. Paulina Street
SUBJECT: Application for a variation to reduce the minimum lot area from the required 6,000 square feet to 5,740 square feet for a proposed four-story, six-dwelling unit building with a rear detached six car garage with a roof deck.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

632-16-S **ZONING DISTRICT: B1-2** **WARD: 1**
APPLICANT: 819 N. Paulina Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 823 N. Paulina Street
SUBJECT: Application for a special use to permit the establishment of residential use below the second floor for a proposed four-story, six-dwelling unit building with a detached six car garage with roof deck.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

633-16-Z **ZONING DISTRICT: B1-2** **WARD: 1**
APPLICANT: 819 N. Paulina Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 823 N. Paulina Street
SUBJECT: Application for a variation to reduce the minimum lot area from the required 6,000 square feet to 5,740 square feet for a proposed four-story, six dwelling unit building with a detached six car garage with roof deck.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

634-16-S **ZONING DISTRICT: C2-2** **WARD: 28**
APPLICANT: 5107 Property, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5107 W. Madison Street
SUBJECT: Application for a special use to permit the establishment of a one-story gas station with retail mini-mart.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

635-16-Z **ZONING DISTRICT: C2-2** **WARD: 28**
APPLICANT: 5107 Property, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5107 W. Madison St.
SUBJECT: Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 19, 681 square feet for a proposed one-story gas station with retail mini mart.

Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

636-16-S ZONING DISTRICT: RM-6.5 WARD: 43
APPLICANT: 1350 Lakeshore Associates, LP
OWNER: Same as applicant
PREMISES AFFECTED: 1350-60 N. Lakeshore Drive
SUBJECT: Application for a special use to permit the establishment of off-site parking to serve a proposed eight-story, fifty-eight dwelling unit building located at 61-73 E. Banks Street.
Application denied by voice vote. 0-4; nays – Sercye, Flores, O’Grady, and Toia.

637-16-Z ZONING DISTRICT: RM-6.5 WARD: 43
APPLICANT: 1350 Lake Shore Associates, LP
OWNER: Same as applicant
PREMISES AFFECTED: 61-73 E. Banks Street / 1318-26 N. Lake Shore Drive
SUBJECT: Application for a variation to reduce the front east setback from the required 15' to 7.25', the rear west setback from 50' to 28.5' for a proposed eight-story, fifty-eight dwelling unit building with forty-two on-site parking spaces.
Split decision. 2-2; yeas – Flores and O’Grady; nays – Sercye and Toia; continued until January 20, 2017 so that absent Board member may read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e).

638-16-Z ZONING DISTRICT: RM-6.5 WARD: 43
APPLICANT: 1350 Lake Shore Associates, LP
OWNER: Same as applicant
PREMISES AFFECTED: 61-73 E. Banks Street / 1318-26 N. Lake Shore Drive
SUBJECT: Application for a variation to reduce the required on-site parking from the required 58 spaces to 47 spaces to serve the proposed eight-story, fifty-eight dwelling unit building.
Split decision. 2-2; yeas – Flores and O’Grady; nays – Sercye and Toia; continued until January 20, 2017 so that absent Board member may read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e).

639-16-S ZONING DISTRICT: C1-1 WARD: 36
APPLICANT: Iglesia de Dios Alfa y Omega
OWNER: Andrew C. Radziwonski
PREMISES AFFECTED: 6540 W. Diversey Avenue
SUBJECT: Application for a special use to establish a religious assembly facility.
Continued to January 20, 2017 at 2 p.m.

640-16-Z ZONING DISTRICT: C1-1 WARD: 36
APPLICANT: Iglesia de Dios Alfa y Omega
OWNER: Andrew C. Radziwonski
PREMISES AFFECTED: 6540 W. Diversey Avenue

SUBJECT: Application for a variation to reduce the required parking by no more than 20% from eighteen spaces to fifteen.
Continued to January 20, 2017 at 2 p.m.

CONTINUANCES

424-16-S **ZONING DISTRICT: B1-1** **WARD: 4**
APPLICANT: LaJoie Johnson
OWNER: Fourstars, LLC
PREMISES AFFECTED: 700 E. 47th Street
SUBJECT: Application for a special use to permit the establishment of a beauty salon.
Continued to February 17, 2017 at 2 p.m.

453-16-S **ZONING DISTRICT: RT-4** **WARD: 24**
APPLICANT: Central Action Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1511 S. Trumbull Avenue
SUBJECT: Application for a special use to permit the establishment of a transitional residence.
Withdrawn.

529-16-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: 2417 Burling, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2417 N. Burling Street
SUBJECT: Application for a variation to reduce the rear setback from the required 35.21 to 2.0' , the north setback from 2.75' to zero, for a stair to access the proposed garage rooftop deck on the attached three car garage and a raised patio which shall also contain the relocated rear yard open space.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

530-16-S **ZONING DISTRICT: B1-1** **WARD: 17**
APPLICANT: Magdalena Flores
OWNER: Louis Cano
PREMISES AFFECTED: 6409 S. Kedzie Avenue
SUBJECT: Application for a special use to permit the establishment of a hair salon.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

545-16-Z **ZONING DISTRICT: DR-7** **WARD: 2**
APPLICANT: 22 East Elm St. Corp.
OWNER: Same as applicant
PREMISES AFFECTED: 22 E. Elm Street
SUBJECT: Application for a variation to permit the establishment of reduce the front setback from the required 12.42' to zero and the rear setback from 28.98' to zero for a proposed two-story, single family

residence with an attached rear garage.
Continued to January 20, 2017 at 2 p.m.

546-16-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: DR-7
WARD: 2
22 East Elm St, Corp
Same as applicant
22 E. Elm Street
Application for a variation to reduce the rear yard open space from the required 36 square feet to zero for a proposed two-story, single family residence with an attached rear garage.
Continued to January 20, 2017 at 2 p.m.

568-16-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: RT-4
WARD: 30
Kam Ghazvini
Moises Perez
4315-21 W. Henderson Street
Application for a variation to reduce the east setback from the required 2' to zero, (west to be zero), combined side setback from 5' to zero for the subdivision of one zoning lot into three zoning lots. The three-story, three dwelling unit building at 4317 W. Henderson will remain.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, O’Grady, and Toia.

569-16-S
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: B3-2
WARD: 50
Saif Jaber
R & D Management
3110-12 W. Devon Avenue
Application for a special use to permit the establishment of a secondhand valuable objects dealer.
Continued to January 20, 2017 at 2 p.m.

582-16-S
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: B3-1
WARD: 23
American Towers, LLC
City of Chicago
3540 W. 63rd Street
Application for a special use to permit the establishment of a 120' wireless communication monopole tower and related ground equipment.
Application approved by voice vote. 3-0; yeas – Flores, O’Grady, and Toia (Sercye recused).

583-16-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: B3-1
WARD: 23
American Towers, LLC
City of Chicago
3540 W. 63rd Street
Application for a variation to increase the maximum 75' height to 120' for a proposed wireless communication monopole tower.
Application approved by voice vote. 3-0; yeas – Flores, O’Grady, and Toia (Sercye recused).

