

CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- October 21, 2016

121 N. LaSalle Street- Room 201-A

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Blake Sercye, Chairman

Sol Flores

Sheila O’Grady

Sam Toia

Amanda Williams

Chairman Sercye called meeting to order at 9:20 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with three members present (Sercye, Flores and Toia). O’Grady arrived at 9:25 AM. Williams arrived at 11:45 AM.

Motion to approve the minutes from the September 16, 2016 regular meeting made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Flores and Toia.

Motion to approve the October 21, 2016 agenda made by the Chairman. Second by Flores. Motion carried 3-0; yeas – Sercye, Flores and Toia.

9:00 A.M.

REQUEST FOR EXTENSION

324-15-S

APPLICANT: Metro/ Loans/ Chicago Title and Land Trust

PREMISES AFFECTED: 4333 S. Kedzie Avenue

SUBJECT: Extension for previously granted pay day loan store.

Motion to allow the extension made by the Chairman. Second by Toia. Extension approved 3-0; yeas – Sercye, Flores, and Toia (O’Grady and Williams absent).

325-15-S

APPLICANT: Metro Loans/ Chicago Title and Land Trust Company

PREMISES AFFECTED: 3353 W. 63rd Street

SUBJECT: Extension for a previously granted payday loan store.

Motion to allow the extension made by the Chairman. Second by Toia. Extension approved 3-0; yeas – Sercye, Flores, and Toia (O’Grady and Williams absent).

327-15-S

APPLICANT: Castles and Kings

PREMISES AFFECTED: 2845-47 W. Arthington Street

SUBJECT: Extension for a previously granted off-site parking lot to serve an indoor sports facility.

Motion to allow the extension made by the Chairman. Second by Toia. Extension approved 3-0; yeas – Sercye, Flores, and Toia (O’Grady and Williams absent).

479-15-S

APPLICANT: Midway Concessions, LLC
PREMISES AFFECTED: 5240 S. Cicero Avenue
SUBJECT: Extension for a previously granted 1,100 space non-accessory parking lot.

Motion to allow the extension made by the Chairman. Second by Toia. Extension approved 4-0; yeas – Sercye, Flores, and Toia (Williams absent).

474-16-Z

APPLICANT: 1513 N. Western Ave., LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1513 N. Western Avenue
SUBJECT: Application for a variation to reduce the required off-street parking from twelve spaces to ten which will serve an existing three-story to be converted to ground floor offices and twelve dwelling units with ten on-site parking spaces.

ZONING DISTRICT: B2-3

WARD: 1

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

475-16-Z

APPLICANT: Chantania Lyles
OWNER: Same as applicant
PREMISES AFFECTED: 2919 W. Walnut Street
SUBJECT: Application for a variation to reduce the west setback from the required 2.0' to zero (east setback shall be 3.66'), the combined side setback from 4.81' to 3.66' for a rear two-story addition to an existing two-story building being deconverted from two dwelling units to a single family residence.

ZONING DISTRICT: RT-4

WARD: 27

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

476-16-S

APPLICANT: Nhi T.Vo
OWNER: 3613 N. Harlem, LLC
PREMISES AFFECTED: 3635 N. Harlem Avenue
SUBJECT: Application for a special use to permit the establishment of a nail salon.

ZONING DISTRICT: B3-1

WARD: 38

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

