

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

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

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

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, Toia and Williams). Flores and O’Grady arrived at 9:25 AM.

Motion to approve the minutes from the October 21, 2016 regular meeting made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Toia and Williams.

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

9:00 A.M.

522-16-S	ZONING DISTRICT: B3-3	WARD: 40
APPLICANT:	Sandra Plasencia Casanova	
OWNER:	Nik Turik	
PREMISES AFFECTED:	2417 W. Lawrence Avenue	
SUBJECT:	Application for a special use to permit the establishment of a body art service facility.	
	Application approved by voice vote. 4-0; yeas – Flores, O’Grady, Toia and Williams (Sercye absent).	

523-16-S	ZONING DISTRICT: B3-2	WARD: 25
APPLICANT:	1831 S. Racine Investors, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1829-31 S. Racine Avenue	
SUBJECT:	Application for a special use to permit the establishment of a residential use below the second floor of an existing three-story community center to be converted to ten dwelling units with off-site parking.	
	Application approved by voice vote. 4-0; yeas – Flores, O’Grady, Toia and Williams (Sercye absent).	

524-16-S	ZONING DISTRICT: RT-4	WARD: 25
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APPLICANT: 1831 S. Racine Investors, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1166 W. 19th Street (rear)
SUBJECT: Application for a special use to permit the establishment of an off-site parking lot with thirteen parking spaces to serve a proposed residential building located at 1829-31 S. Racine Avenue.
Application approved by voice vote. 4-0; yeas – Flores, O’Grady, Toia and Williams (Sercye absent).

525-16-Z **ZONING DISTRICT: RT-4** **WARD: 25**
APPLICANT: 1831 S. Racine Investors, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1166 W. 19th Street (rear)
SUBJECT: Application for a variation to permit the establishment of reduce the east setback from the required 2.66' to zero for an off-site parking lot with 13 spaces to serve the proposed ten dwelling unit building located at 1829-31 S. Racine.
Application approved by voice vote. 4-0; yeas – Flores, O’Grady, Toia and Williams (Sercye absent).

526-16-Z **ZONING DISTRICT: RS-2** **WARD: 33**
APPLICANT: Patrick McGarrity
OWNER: Same as applicant
PREMISES AFFECTED: 2761 W. Wilson Avenue
SUBJECT: Application for a variation to reduce the minimum east setback from the required 4' to 3.01', the west setback from 4.0' to 2.99', the combined side setback from 9' to 6.' and the rear setback from 31.89' to 24.4' for a proposed second floor addition on an existing one car attached garage.
Application approved by voice vote. 4-0; yeas – Flores, O’Grady, Toia and Williams (Sercye absent).

527-16-Z **ZONING DISTRICT: RS-2** **WARD: 33**
APPLICANT: Patrick McGarrity
OWNER: Same as applicant
PREMISES AFFECTED: 2761 W. Wilson Avenue
SUBJECT: Application for a variation to increase the maximum floor area ratio from 0.65 to no more than 0.75 for a proposed second floor addition to an existing two-story single family residence with an existing one car attached garage.
Application approved by voice vote. 4-0; yeas – Flores, O’Grady, Toia and Williams (Sercye absent).

528-16-Z **ZONING DISTRICT: RS-2** **WARD: 34**

OWNER: Same as applicant
PREMISES AFFECTED: 7642-44 S. Essex Avenue
SUBJECT: Application for a variation to reduce the required on-site parking spaces from eight to seven for an existing six dwelling unit building being converted to an eight dwelling unit building.
Application approved by voice vote. 3-0; yeas – O’Grady, Toia and Williams (Sercye and Flores absent).

533-16-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Benjamin Daverman
OWNER: Same as applicant
PREMISES AFFECTED: 2134 N. Clifton Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from the required 34.68' to 26.0', the north setback from 2.0' to 1.83' (south to be 2.0'); side yard setback combination from 5.0' to 3.83' for an open stairway to access a garage roof deck on the existing detached garage.
Application approved by voice vote. 4-0; yeas – Flores, O’Grady, Toia and Williams (Sercye absent).

534-16-Z **ZONING DISTRICT: RS-2** **WARD: 45**
APPLICANT: Jason Nagel
OWNER: Same as applicant
PREMISES AFFECTED: 4107-09 N. Kenneth Avenue
SUBJECT: Application for a variation to reduce the north setback from the required 4' to 3.56' (south to be 8.75') for the existing home for the subdivision of one zoning lot into two zoning lots.
Application approved by voice vote. 4-0; yeas – Flores, O’Grady, Toia and Williams (Sercye absent).

535-16-S **ZONING DISTRICT: B3-1** **WARD: 27**
APPLICANT: Frances Simmons- Ellis DBA WB Natural Hair Therapy
OWNER: IHOE Smvetson "Smart Development, Inc.
PREMISES AFFECTED: 3443 W. Chicago Avenue
SUBJECT: Application for a special use to permit the establishment of a hair and nail salon.
Application approved by voice vote. 3-0; yeas – Flores, Toia and Williams (Sercye and O’Grady absent).

536-16-S **ZONING DISTRICT: B1-1** **WARD: 13**
APPLICANT: Menard 6300 Donuts Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 5751-59 W. 63rd Street
SUBJECT: Application for a special use to permit the establishment of a one

2.0'), combined side setback from 5' to 2' for an open stair to access a proposed roof top deck to be located on an existing garage.

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

541-16-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: RS-3 **WARD: 1**

Craig Castelli
Same as applicant
1914 W. Huron Street

Application for a variation to reduce the rear setback from the required 34.44' to 24.96' for an open stair to access a proposed rooftop deck to be located on the existing garage.

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

542-16-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: RT-3.5 **WARD: 44**

3753 N Greenview, LLC
Same as applicant
3753 N. Greenview Avenue

Application for a variation to reduce the rear setback from the required 34.33' to 2.0' for an open stair and landing to access a roof deck on the existing garage.

Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

543-16-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: RS-3 **WARD: 32**

1318 W Nelson, LLC
Same as applicant
1318 W. Nelson Avenue

Application for a variation to reduce the rear setback from the 35.02' to 2.96', the east setback from 2' to zero (west setback to be zero), combined setback to be zero for an open stair to access the proposed rooftop deck on the existing garage.

Application approved by voice vote. 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

544-16-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: RT-3.5 **WARD: 44**

3722 N Wayne, LLC
Same as applicant
3722 N. Wayne Avenue

Application for a variation to reduce the rear setback from the required 33.75' to 2.0', north setback from 2.4' to zero (south to be 3.0'), combined side setback from 6' to 3' for an open stair to access a proposed garage rooftop deck to be located on the existing

