

CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- January 20, 2017

121 N. LaSalle Street- Room 200

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Blake Sercye, Chairman

Sol Flores

Sam Toia

Amanda Williams

Chairman Sercye called the meeting to order at 9:14 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 arrived at 9:35 AM.

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

Motion to approve the January 20, 2017 agenda made by the Chairman. Second by Williams. Motion carried 3-0; yeas-Sercye, Toia and Williams.

9:00 A.M.

REQUEST FOR EXTENSION

9-16-S

APPLICANT: Lakeshore Recycling Systems, LLC

PREMISES AFFECTED: 1350 W. 41st Street

SUBJECT: A request for an extension of the special use for a Class III recycling facility.

Extension approved by voice vote. 3-0; yeas – Sercye, Toia and Williams (Flores absent).

10-16-S

APPLICANT: Lakeshore Recycling Systems, LLC

PREMISES AFFECTED: 1350 W. 41st Street

SUBJECT: A request for an extension of the special use for a Class V recycling facility.

Extension approved by voice vote. 3-0; yeas – Sercye, Toia and Williams (Flores absent).

1-17-Z

ZONING DISTRICT: RT-4

WARD: 32

APPLICANT: 3019 Hamilton, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 2636 N. Bosworth Avenue

SUBJECT: Application for a variation to reduce the rear setback from the required 32.85' to 0.92', the north setback from 2.4' to zero (south to be 0.42'), combined side setback from 6' to 0.42' for an open stair to access the proposed garage roof deck with a trellis that will

be 18.87' in height.

Application approved by voice vote. 3-0; yeas- Sercye, Toia and Williams (Flores absent).

2-17-S

ZONING DISTRICT: B3-1

WARD: 36

APPLICANT:

Gisela Camargo

OWNER:

Miroslava Jovanich

PREMISES AFFECTED:

3423 N. Central Avenue

SUBJECT:

Application for a special use to permit the establishment of a hair salon.

Application approved by voice vote. 3-0; yeas- Sercye, Toia and Williams (Flores absent).

3-17-Z

ZONING DISTRICT: RS-3

WARD: 47

APPLICANT:

Dina Dilaurentis

OWNER:

Same as applicant

PREMISES AFFECTED:

2174 W. Wilson Avenue

SUBJECT:

Application for a variation to reduce the rear setback from the required 34.03' to 1.31', rear property line setback from the garage from 2.0' to 1.31', with a combined side setback of 7.44' (west will be 3', east will be 4.44') for a proposed two-car garage with a roof deck and stair.

Application approved by voice vote. 3-0; yeas- Sercye, Toia and Williams (Flores absent).

4-17-Z

ZONING DISTRICT: RM-5

WARD: 27

APPLICANT:

ACG Development, LLC

OWNER:

Same as applicant

PREMISES AFFECTED:

22 N. Throop Street

SUBJECT:

Application for a variation to reduce the front setback from the required 10.77' to 9.0', the rear setback from 25.13' to 20.75', north setback from 2' to zero, south setback from 2' to zero and to relocate the required 98.96 square feet of rear yard open space on a deck located 4' above grade for a proposed three-story single family residence with an attached garage.

Application approved by voice vote. 4-0; yeas- Sercye, Flores, Toia and Williams.

5-17-Z

ZONING DISTRICT: RM-5

WARD: 27

APPLICANT:

ACG Development. LLC

OWNER:

Same as applicant

PREMISES AFFECTED:

26 N. Throop Street

SUBJECT:

Application for a variation to reduce the front setback from the required 10.79' to 9', the rear setback from 25.17' to 20.67', south setback from 2' to zero, north setback from 2' to zero and to relocate the 99.11 square feet of rear yard open space to a deck that is more than 4' above grade for a proposed three-story single family residence with an attached garage.

Application approved by voice vote. 4-0; yeas- Sercye, Flores, Toia and Williams.

6-17-S **ZONING DISTRICT: M1-1** **WARD: 27**
APPLICANT: The Salvation Army, an Illinois Corporation
OWNER: Same as applicant
PREMISES AFFECTED: 904-28 N. Christiana Avenue
SUBJECT: Application for a special use to permit the establishment of a twenty room transitional shelter in a proposed two and three story building with twenty-two on-site parking spaces.
Application approved by voice vote. 4-0; yeas- Sercye, Flores, Toia and Williams.

7-17-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Kelly and Joe Wicklander
OWNER: Flagg Creek Townhomes, LLC c/o Benjamin Dohmen
PREMISES AFFECTED: 4140 N. Leavitt Street
SUBJECT: Application for a variation to reduce the rear setback from the required 34.75' to 2.0', north setback to zero, south to remain at 2' for a north side open stair and landing to access a garage roof deck that shall also contain the relocated rear yard open space.
Application approved by voice vote. 4-0; yeas- Sercye, Flores, Toia and Williams.

8-17-S **ZONING DISTRICT: B3-1** **WARD:39**
APPLICANT: V.K. Designs, Inc.
OWNER: Ferdinanda Marcic
PREMISES AFFECTED: 4218 W. Lawrence 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, Toia and Williams.

9-17-S **ZONING DISTRICT: M1-1** **WARD: 45**
APPLICANT: Gearhead Workspace, LLC
OWNER: 4739 W. Montrose, LLC
PREMISES AFFECTED: 4722 W. Pensacola Avenue
SUBJECT: Application for a special use to permit the establishment of ten off-site parking spaces to fulfill the parking requirement for a proposed motor vehicle repair shop located at 4739 W. Montrose Avenue.
Withdrawn

10-17-Z **ZONING DISTRICT: RS-2** **WARD: 19**
APPLICANT: Scott and Ami Stapleton
OWNER: Same as applicant
PREMISES AFFECTED: 10546 S. Albany Avenue
SUBJECT: Application for a variation to reduce the combined side setback from the required 11.25' to 9.52' (north to be 5.27'), south to be 4.25' for a proposed one and two-story addition to the existing single family residence.
Application approved by voice vote. 4-0; yeas- Sercye, Flores, Toia and Williams.

11-17-S **ZONING DISTRICT: B3-1** **WARD: 23**
APPLICANT: Kasia Milon DBA Kismet Beauty Lounge
OWNER: Yesrab Real Estate
PREMISES AFFECTED: 6858 W. Archer Avenue
SUBJECT: Application for a special use to permit the establishment of a beauty salon.
Continued to February 17, 2017 at 2 PM.

12-17-Z **ZONING DISTRICT: RT-4** **WARD: 11**
APPLICANT: Wayland Ng and Jimmy Ng
OWNER: Same as applicant
PREMISES AFFECTED: 330 W. 25th Place
SUBJECT: Application for a variation to reduce the front setback from the required 9.48' to zero, west setback from 2' to 1.68' (east to be 2.37') the combined side setback from 5.19' to 4.05' for a proposed front open balcony to the existing two-story two dwelling unit building.
Continued to February 17, 2017 at 2 PM.

13-17-Z **ZONING DISTRICT: RM 4.5** **WARD: 44**
APPLICANT: Pero Hess, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 717 W. Melrose Street
SUBJECT: Application for a variation to reduce the rear setback from the required 44'-2" to 21'-4" for an open stair to provide access to a proposed garage roof top deck which shall also contain the relocated rear yard open space.
Application approved by voice vote. 4-0; yeas- Sercye, Flores, Toia and Williams.

14-17-Z **ZONING DISTRICT: RM-6** **WARD: 31**
APPLICANT: Pangea Properties
OWNER: Same as applicant
PREMISES AFFECTED: 2610 N. Laramie Avenue
SUBJECT: Application for a variation to reduce the required off street parking from two spaces to zero for the conversion of a four-story, commercial and fifteen dwelling unit building to a seventeen dwelling unit building.
Application approved by voice vote. 4-0; yeas- Sercye, Flores, Toia and Williams.

15-17-Z **ZONING DISTRICT: RM-6** **WARD: 31**
APPLICANT: Pangea Properties
OWNER: Same as applicant
PREMISES AFFECTED: 2616 N. Laramie Avenue
SUBJECT: Application for a variation to permit the establishment of reduce the required off-street parking from the required two spaces to zero for the conversion of a four-story, commercial and fifteen dwelling unit building to a seventeen dwelling unit building.
Application approved by voice vote. 4-0; yeas- Sercye, Flores, Toia and Williams.

16-17-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: William R. Loesch
OWNER: Same as applicant
PREMISES AFFECTED: 2129 N. Sedgwick Street
SUBJECT: Application for a variation to reduce the rear setback from the required 31.35' to 0.33', the north setback from 2.74' to 0.33', (south to be 0.33'), side setback combination from 6.84' to 0.66' for a proposed rear privacy wall with door at 10.33' in height and rear fences that are 8' in height.
Application approved by voice vote. 4-0; yeas- Sercye, Flores, Toia and Williams.

17-17-Z **ZONING DISTRICT: RS-3** **WARD: 40**
APPLICANT: Anthony Miner
OWNER: Anthony Miner Living Trust dated June 5, 1991
PREMISES AFFECTED: 1667 N. Edgewater Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30.38' to 2.0', the east setback from 2.4' to zero (west to be 2.9'), combined side setback from 6.0' to 2.9' for an open stair to access a garage rooftop deck with pergola, wood glass perimeter screens which shall also contain the relocated 225 square feet of relocated rear yard open space.
Application approved by voice vote. 4-0; yeas- Sercye, Flores, Toia and Williams.

18-17-Z **ZONING DISTRICT: B2-2** **WARD: 35**
APPLICANT: Knightsbridge Acquisition & Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3518 W. Wolfram Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 5' for a proposed four-story, three-dwelling unit building with ground floor indoor parking.
Application approved by voice vote. 3-1; yeas- Sercye, Flores and Toia; nays-Williams.

19-17-Z **ZONING DISTRICT: B3-3** **WARD: 1**
APPLICANT: 1532 Chicago, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1532 W. Chicago Avenue
SUBJECT: Application for a variation to reduce the required off-street parking from four spaces to three for a revision to an attached garage on an existing retail and eight dwelling unit building.
Application approved by voice vote. 4-0; yeas- Sercye, Flores, Toia and Williams.

20-17-S **ZONING DISTRICT: C1-2** **WARD: 32**
APPLICANT: Belmont Building, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2114 W. Belmont Avenue
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor for a proposed three-story, three dwelling unit building.
Application approved by voice vote. 4-0; yeas- Sercye, Flores, Toia and Williams.

21-17-Z **ZONING DISTRICT: RS-3** **WARD: 45**
APPLICANT: Paola Paganelli
OWNER: Same as applicant
PREMISES AFFECTED: 5020 W. Berenice Avenue
SUBJECT: Application for a variation to reduce the west setback from the required 2.56' to 0.7' (east to be 9.2') for a proposed second floor addition, a rear two-story addition and a rear open stair and landing to the existing three- story single family residence.
Application approved by voice vote. 3-0; yeas- Sercye, Toia And Williams (Flores absent).

22-17-S **ZONING DISTRICT: PD-102** **WARD: 5**
APPLICANT: Hyde Park Vineyard Contemporary Church, an Illinois NFP
OWNER: Public Building Commission in Trust for the use of Schools and Chicago Board of Education
PREMISES AFFECTED: 936 E. 54th Street
SUBJECT: Application for a special use to permit the establishment of a fourteen space off-site parking lot to serve the religious assembly located at 5333 S. Greenwood Avenue
Application approved by voice vote. 3-0; yeas- Flores, Toia and Williams (Sercye recused).

23-17-S **ZONING DISTRICT: B3-2** **WARD: 24**
APPLICANT: James Cox DBA P.J.'s Salon
OWNER: Sancreed Investments, LLC
PREMISES AFFECTED: 739-41 S. Pulaski Road
SUBJECT: Application for a special use to permit the establishment of a barber shop.
Application approved by voice vote. 3-0; yeas- Sercye, Toia and Williams (Flores absent).

24-17-S **ZONING DISTRICT: B3-1** **WARD: 37**
APPLICANT: Bintah B. Bah
OWNER: Ibrahim Abuaqel
PREMISES AFFECTED: 1153 N. Pulaski Road
SUBJECT: Application for a special use to permit the establishment of a hair salon.
Application approved by voice vote. 3-0; yeas- Sercye, Toia and Williams (Flores absent).

25-17-S **ZONING DISTRICT: DX-3** **WARD: 25**
APPLICANT: Arista Holdings, Inc.
OWNER: Kalpake Building, LLC
PREMISES AFFECTED: 19 S. Morgan Street
SUBJECT: Application for a special use to permit the establishment of a liquor store.
Application approved by voice vote. 3-0; yeas- Sercye, Toia and Williams (Flores absent).

The Chairman moved to recess at 12:10 PM. Second by Williams. Motion carried 3-0; yeas- Sercye, Toia, Williams (Flores absent).

The Board reconvened at 2:09 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with four members present (Sercye, Flores, Toia, and Williams).

2:00 P.M.

26-17-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: Sustainabuild, LLC- 1512 Chestnut Series
OWNER: Same as applicant
PREMISES AFFECTED: 1512 W. Chestnut Street
SUBJECT: Application for a variation to reduce the rear setback from the required 38'-4" to 22' for an open stair to access the proposed garage rooftop deck which shall also contain the relocated rear yard open space.
Application approved by voice vote. 4-0; yeas- Sercye, Flores, Toia and Williams.

27-17-S **ZONING DISTRICT: B3-2** **WARD: 1**
APPLICANT: BR 19th, LLC, Boise Trading Co. LLC, District 18 Two, LLC as TIC
OWNER: Same as applicant
PREMISES AFFECTED: 1965 N. Milwaukee Avenue
SUBJECT: Application for a special use to reduce the required parking from twenty-six spaces to zero for the proposed re-development of an existing two-story building to a transit served location building with ground floor retail, four dwelling units, and sixteen efficiency units.
Application approved by voice vote. 3-1; yeas- Sercye, Flores and Toia; nays-Williams.

28-17-S **ZONING DISTRICT: B3-1** **WARD: 38**
APPLICANT: Hairbyner Inc.
OWNER: 3613 N. Harlem, LLC
PREMISES AFFECTED: 3637 N. Harlem 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, Toia and Williams.

29-17-Z **ZONING DISTRICT: RM-5** **WARD: 27**
APPLICANT: Waxon, LLC-Ada Division
OWNER: Same as applicant
PREMISES AFFECTED: 9 N. Ada Street
SUBJECT: Application for a variation to reduce the north setback from the required 2.0' to zero (south to be zero), the combined side setback from 4.3' to zero for a proposed stair to access a proposed garage roof top deck.
Continued to February 17, 2017 at 2 PM.

30-17-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: 1942 N Sedgwick, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1942 N. Sedgwick Street
SUBJECT: Application for a variation to reduce the rear setback from the required 36'-11" to 18'-10", the north setback from 2' to zero, south from 2' to zero, combined side setback from 4'-8" to zero for a proposed open stair/ bridge to access a proposed garage roof top deck which shall also the relocated rear yard open space.
Application approved by voice vote. 4-0; yeas- Sercye, Flores, Toia and Williams.

31-17-Z **ZONING DISTRICT: B2-3** **WARD: 46**
APPLICANT: 927 W Irving, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 927-31 W. Irving Park Road
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 22.29' for a proposed five-story, twenty-eight dwelling unit building with indoor parking.
Application approved by voice vote. 4-0; yeas- Sercye, Flores, Toia and Williams.

32-17-Z **ZONING DISTRICT: B2-3** **WARD: 46**
APPLICANT: 927 W Irving, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 927-31 W. Irving Park Road
SUBJECT: Application for a variation to eliminate the one required loading berth for a proposed five-story, twenty-eight dwelling unit building with indoor parking.
Application approved by voice vote. 4-0; yeas- Sercye, Flores, Toia and Williams.

33-17-S **ZONING DISTRICT: DX-5** **WARD: 42**
APPLICANT: 360-66 Superior, LLC
OWNER: Chicago Title and Trust company successor trustee to North Star Trust Co. as successor Trustee to Cosmopolitan Bank and Trust u/t/a/d 10/21/99 aka Trust NO. 31086 and City of Chicago
PREMISES AFFECTED: 360-66 W. Superior Street
SUBJECT: Application for a special use to permit the establishment of residential use below the second floor for a proposed twelve-story, thirty-four dwelling unit building.
Continued to February 17, 2017 at 2 PM.

34-17-Z **ZONING DISTRICT: RS-3** **WARD: 34**
APPLICANT: Miles Cole
OWNER: Same as applicant
PREMISES AFFECTED: 119 W. 111th Place
SUBJECT: Application for a variation to reduce the west setback from the required 3.0' to 1.17' (east to be 16.08' and combined side setback to be 17.25') for a proposed rear open deck on the existing three-story single family residence.
Continued to February 17, 2017 at 2 PM.

35-17-Z **ZONING DISTRICT: RM-5.5** **WARD: 2**
APPLICANT: 3 Dogs, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 151 W. Schiller Street
SUBJECT: Application for a variation to reduce the north and south setback from 4.50' to zero, combined side setback from 11.25' to zero, east setback from 9.53' to zero for a proposed rear two story addition, a third floor addition with an open deck with open decks on the north and east elevation, an open stair to a third floor deck with an attached one car garage with a private roof deck on the north elevation with a front alley.
Continued to February 17, 2017 at 2 PM.

36-17-Z **ZONING DISTRICT: RM-5** **WARD: 44**
APPLICANT: KKL Properties, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3530 N. Wilton Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 8.94' to 3.0', rear setback from 22.35' to 21.0' for a proposed four-story, six dwelling unit building with front open balconies, three rooftop stair enclosures and six unenclosed parking stalls at the rear.
Application approved by voice vote. 4-0; yeas- Sercye, Flores, Toia and Williams.

37-17-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Lublin Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2119 W. McLean Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 28.0' to 22.0' for a proposed open stair to access a proposed garage roof top deck.
Application approved by voice vote. 4-0; yeas- Sercye, Flores, Toia and Williams.

38-17-Z **ZONING DISTRICT: RS-3** **WARD: 12**
APPLICANT: Susana Marotta
OWNER: Same as applicant
PREMISES AFFECTED: 4011 S. Talman Avenue
SUBJECT: Application for a variation to increase the non-conforming floor area ratio not to exceed 8.3% of the 2574.1 square feet to 2786.6 square feet for a third floor dormer addition to the existing three-story, three dwelling unit building.
Continued to February 17, 2017 at 2 PM.

39-17-Z **ZONING DISTRICT: RS-3** **WARD: 12**
APPLICANT: Susana Marotta
OWNER: Same as applicant
PREMISES AFFECTED: 4011 S. Talman Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 13.75' to 13.0', north setback from 2.0' to 1.0' (south to be 3.0') combined side setback from 5.0' to 4.0' for a third floor dormer addition for the existing three-story, three dwelling unit building.
Continued to February 17, 2017 at 2 PM.

40-17-Z **ZONING DISTRICT: RS-3** **WARD: 12**
APPLICANT: Susana Marotta
OWNER: Same as applicant
PREMISES AFFECTED: 4011 S. Talman Avenue
SUBJECT: Application for a variation to increase the permitted height from 30.0' to 30.67' for a proposed third floor dormer addition for the existing three-story, three dwelling unit building.
Continued to February 17, 2017 at 2 PM.

41-17-Z **ZONING DISTRICT: RT-4** **WARD: 27**
APPLICANT: Dimitar Zahariev
OWNER: Same as applicant
PREMISES AFFECTED: 2321 W. Warren Boulevard
SUBJECT: Application for a variation to reduce the minimum required lot area from 3,000 square feet to 2,991.84 square feet for the conversion of an existing multi-unit residential building from two dwelling units to three dwelling units with a new rear porch and reconstructed front enclosed porch.
Application approved by voice vote. 4-0; yeas- Sercye, Flores, Toia and Williams.

42-17-Z **ZONING DISTRICT: RT-4** **WARD: 27**
APPLICANT: Dimitar Zahariev
OWNER: Same as applicant
PREMISES AFFECTED: 2321 W. Warren Boulevard
SUBJECT: Application for a variation to reduce the rear yard open space from the required 195 square feet to 108 square feet for the conversion of an existing multi-unit residential building from two dwelling units to three dwelling units with a new rear porch and the reconstructed front enclosed porch.
Application approved by voice vote. 4-0; yeas- Sercye, Flores, Toia and Williams.

43-17-S **ZONING DISTRICT: PMD # 9** **WARD: 37**
APPLICANT: Ruben Salgado
OWNER: Same as applicant
PREMISES AFFECTED: 4630 W. Augusta Boulevard
SUBJECT: Application for a special use to permit the establishment of a small venue located in PMD # 9 Planned Manufacturing- Northwest.
Continued to February 17, 2017 at 2 PM.

44-17-Z **ZONING DISTRICT: B3-3** **WARD: 47**
APPLICANT: 3462 N. Lincoln Avenue
OWNER: Mid-City National Bank of Chicago Land Trust No. 1469 dated July 2, 1979
PREMISES AFFECTED: 3462 N. Lincoln Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from the required 30' to 4' on floors containing dwelling units for a proposed four-story building with ground floor retail and eighteen dwelling units above and eight on-site unenclosed parking spaces.
Continued to February 17, 2017 at 2 PM.

45-17-S **ZONING DISTRICT: B3-2** **WARD: 45**
APPLICANT: Hollis of Palos, LLC-Series 6 Corners
OWNER: Irving Park Holdings, LLC
PREMISES AFFECTED: 4939-45 W. Irving Park Road
SUBJECT: Application for a special use to permit the establishment of a one-lane drive-through to serve a one-story fast food restaurant.
Application approved by voice vote. 3-0; yeas- Sercye, Flores and Williams (Toia recused).

46-17-S **ZONING DISTRICT: B1-1** **WARD: 39**
APPLICANT: Pan American Bank
OWNER: 6232 Pulaski, LLC
PREMISES AFFECTED: 6232 N. Pulaski Road
SUBJECT: Application for a special use to permit the establishment of a one-lane drive- through to serve a bank.
Continued to February 17, 2017 at 2 PM.

CONTINUANCES

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 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.
Application approved by voice vote. 4-0; yeas- Sercye, Flores, Toia and Williams.

546-16-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 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.
Application approved by voice vote. 4-0; yeas- Sercye, Flores, Toia and Williams.

569-16-S **ZONING DISTRICT: B3-2** **WARD: 50**
APPLICANT: Saif Jaber
OWNER: R & D Management
PREMISES AFFECTED: 3110-12 W. Devon Avenue
SUBJECT: Application for a special use to permit the establishment of a secondhand valuable objects dealer.
Application approved by voice vote. 4-0; yeas- Sercye, Flores, Toia and Williams.

598-16-S **ZONING DISTRICT: RS-3** **WARD: 28**
APPLICANT: The Herbert F. Ballard Foundation
OWNER: Same as applicant
PREMISES AFFECTED: 176 N. Leclair Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed transitional residence.
Application approved by voice vote. 4-0; yeas- Sercye, Flores, Toia and Williams.

603-16-Z **ZONING DISTRICT: RM-4.5** **WARD: 28**
APPLICANT: Debby Tsao
OWNER: Same as applicant
PREMISES AFFECTED: 1113-19 S. Loomis Street
SUBJECT: Application for a variation to reduce the south setback from the required 5' to 4.21', the combined side setback from 10.8' to 4.21' for the subdivision of an existing zoning lot into two zoning lots. The existing multi-unit residence at 1113-15 S. Loomis will remain.
Continued to March 17, 2017 at 2 PM.

604-16-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 north setback from the required 4.9' to 4.0', the south setback from 5' to 2' , the combined side setback from 9.8' to 6', the front setback from Loomis street from 9' to 3.67' for a proposed three-story, three dwelling unit building with parking located on the ground floor.
Continued to March 17, 2017 at 2 PM.

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 March 17, 2017 at 2 PM.

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.
Application approved by voice vote. 3-0; yeas- Sercye, Toia and Williams (Flores recused).

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.
Application approved by voice vote. 4-0; yeas- Sercye, Flores, Toia and Williams.

639-16-S ZONING DISSTRICT: 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.
Application approved by voice vote. 4-0; yeas- Sercye, Flores, Toia and Williams.

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.
Application approved by voice vote. 4-0; yeas- Sercye, Flores, Toia and Williams.

VOTE ONLY

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.
Application denied by voice vote. 3-2. Split decision on December 16, 2016. 2-2; yeas – Flores and O’Grady; nays – Sercye and Toia; continued to this date January 20, 2017 so that absent Board member may read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); nays – Williams.

638-16-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: RM-6.5
1350 Lake Shore Associates, LP

WARD: 43

Same as applicant
61-73 E. Banks Street / 1318-26 N. Lake Shore Drive
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.

Application denied by voice vote. 3-2. Split decision on December 16, 2016. 2-2; yeas – Flores and O’Grady; nays – Sercye and Toia; continued to this date January 20, 2017 so that absent Board member may read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); nays – Williams.

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 the Chairman. Second by Flores. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams. Meeting went into closed session at 4:28 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas- Sercy, Flores, Toia and Williams. Meeting returned to open session at 4:50 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of December 16, 2016 with the exception of Cal. No. 636-16-S made by the Chairman. Second by Flores. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams.

Motion to adjourn made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Williams and Toia. Meeting adjourned at 5:00 PM.