CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- March 16, 2018

121 N. LaSalle Street- City Council Chambers

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Blake Sercye, Chairman Sam Toia Amanda Williams

Chairman Sercye called the meeting to order at 9:30 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).

Motion to approve the minutes from the February 16, 2018 regular meeting made by the Chairman. Second by Williams. Motion carried 3-0; yeas - Sercye, Toia, and Williams.

Motion to approve the March 16, 2018 agenda made by the Chairman. Second by Toia. Motion carried 3-0; yeas - Sercye, Toia and Williams.

9:00 A.M.

EXTENSION REQUEST

96-17-S ZONING DISTRICT: B3-1 WARD: 49

APPLICANT: 420 Capital Management, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1930 W. Chase Avenue / 7305 N. Rogers Avenue

SUBJECT: Application for a special use to permit the establishment of a

medical cannabis dispensing facility.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

99-17-S ZONING DISTRICT: B3-1 WARD: 35

APPLICANT: 3801 Montrose, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3801 W. Montrose Avenue

SUBJECT: Application for a special use to permit the establishment of

residential use below the second floor to convert an existing

commercial building to a detached house.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

REGULAR CALL

134-18-Z ZONING DISTRICT: RT-3.5 WARD: 26

APPLICANT: 2446 W. Huron Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 2446 W. Huron Street

SUBJECT: Application for a variation to reduce the front setback from the

required 14.73' to 6.67', east setback from 2' to zero (west to be 2.71') combined side setback from 5' to 2.71', rear setback from 34.38' to 1.95', rear setback from the rear property line to enclosed parking from 2' to 1.95' for a proposed three-story, single family residence with a detached garage with roof deck and access stair. **Application approved by voice vote. 3-0; yeas – Sercye, Toia,**

and Williams.

135-18-S ZONING DISTRICT: B3-1 WARD: 33

APPLICANT: Luis A. Quito DBA Lush Massage Day Spa

OWNER: Khalid Ayyed

PREMISES AFFECTED: 4411 N. Kimball Avenue

SUBJECT: Application for a special use to establish a massage establishment.

Dismissed for Want of Prosecution

136-18-Z ZONING DISTRICT: RM-4.5 WARD: 2

APPLICANT: 1655 Burling, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1655 N. Burling Street

SUBJECT: Application for a variation to reduce the south setback from 20.8'

to zero, north setback from 2.08' to 0.71', combined side setback from 5.2' to 0.71', rear setback from 33.6' to 0.08' for a proposed rear one-story stairway enclosure to connect the garage to the

principle building.

Application approved with conditions by voice vote. 3-0; yeas –

Sercye, Toia, and Williams.

137-18-Z ZONING DISTRICT: RM-4.5 WARD: 2

APPLICANT: 1655 Burling, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1655 N. Burling Street

SUBJECT: Application for a variation to relocate a portion of the required

202.8 square feet of rear yard open space to a deck or patio that is more than four feet above grade (176.34 square feet shall be located on the rear patio) for a proposed rear one story stairway

enclosure to connect the garage to the principle building.

Application approved with conditions by voice vote. 3-0; yeas –

Sercye, Toia, and Williams.

138-18-Z ZONING DISTRICT: RM-6 WARD: 25

APPLICANT: Cloud Property Management, LLC 2315 Series

OWNER: Same as applicant **PREMISES AFFECTED:** 2315 W. 24th Place

SUBJECT: Application for a variation to reduce the front setback from the

required 14.91' to 10.25', rear setback from 37.29' to 5.25', west setback from 4.8' to 4.75' for two proposed third floor additions on

to an existing three-story building being converted to contain eight

dwelling units and three parking stalls.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

139-18-Z ZONING DISTRICT: RM-6 WARD: 25

APPLICANT: Cloud Property Management, LLC 2315 Series

OWNER: Same as applicant **PREMISES AFFECTED:** 2315 W. 24th Place

SUBJECT: Application for a variation to reduce the minimum parking spaces

from eight to three for two proposed third floor additions onto an existing three story building being converted to contain eight

dwelling unit building and three parking stalls.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

140-18-Z ZONING DISTRICT: B3-3 WARD: 15

APPLICANT: Super Mercado La Gloria

OWNER: Same as applicant

PREMISES AFFECTED: 4117-25 S. Kedzie Avenue

SUBJECT: Application for a variation to establish a public place of

amusement license for a proposed banquet hall.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

141-18-S ZONING DISTRICT: B1-2 WARD: 6

APPLICANT: Felicia Ervin
OWNER: Same as applicant
PREMISES AFFECTED: 7105 S. Halsted Street

SUBJECT: Application for a special use to establish a hair and nail salon.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

142-18-Z ZONING DISTRICT: RS-3 WARD: 1

APPLICANT: JPD Development
OWNER: Same as applicant
PREMISES AFFECTED: 1640 N. Talman Avenue

SUBJECT:

I KENIISES AFFECTED. 1040 N. Taiman Avenue

Application for a variation to reduce the front setback from 14.17' to 5.44', north setback from 2' to 1' (south to be 4'), for a proposed front one story open porch with front and side stair runs for the existing four-story, four dwelling unit building with new rear three

story open porch.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

143-18-Z ZONING DISTRICT: RS-3 WARD: 1

APPLICANT: JPD Development **OWNER:** Same as applicant

PREMISES AFFECTED: 1640 N. Talman Avenue

SUBJECT: Application for a variation to reduce the required rear yard open

space from 760.18 square feet to 586.48 square feet for a proposed

rear three-story open porch for the existing four-story, four dwelling unit building with new rear three story open porch. **Application approved by voice vote. 3-0; yeas – Sercye, Toia,**

and Williams.

144-18-Z ZONING DISTRICT: RT-4 WARD: 2

APPLICANT: Indeco Holdings, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1316 N. Cleaver Street

SUBJECT: Application for a variation to reduce the required minimum lot

area per unit from 3,000 square feet to 2,992.08 square feet for a proposed three-story, three dwelling unit building with roof top

stairway enclosure, roof deck and a rear open porch.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

145-18-Z ZONING DISTRICT: RT-4 WARD: 2

APPLICANT: Indeco Holdings, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1316 N. Cleaver Street

SUBJECT: Application for a variation to reduce the south setback from 2' to 1'

(north to be 3'), combined side setback from 4.8' to 4' for a proposed three-story, three dwelling unit building with roof top

stairway enclosure, roof deck and a rear open porch.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

146-18-S APPLICANT:WARD: 8

Mohamed Tandia DBA Kaedi African Hair Braiding Inc.

OWNER: Kim Chul Yong **PREMISES AFFECTED:** 1653 E. 87th Street

SUBJECT: Application for a special use to establish a hair salon.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

147-18-Z ZONING DISTRICT: B3-3 WARD: 27

APPLICANT: 2223 W. Madison, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2217-19 W. Madison Street

SUBJECT: Application for a variation to reduce the west side setback from the

required 12' to 2.66' for a proposed four-story, forty-two dwelling

unit building with ground floor commercial use.

Continued to April 27, 2018 at 9:00 a.m.

148-18-Z ZONING DISTRICT: M1-1 WARD: 45

APPLICANT: Superior Super Auto Wash, Inc.

OWNER: First National Bank of Nile, Trust # 588

PREMISES AFFECTED: 4812-20 W. Lawrence Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 1' for a proposed one-story car wash building and

trash enclosures.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

149-18-S ZONING DISTRICT: C1-2 WARD: 2

APPLICANT: 1840 North Ave. Corp.

OWNER: FIROZ 1, LLC, Series 1840-42 W North Ave Building

PREMISES AFFECTED: 1840 W. North Avenue

SUBJECT: Application for a special use to establish an outdoor patio located

on the 1st floor roof top of a two-story building to serve a

restaurant.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

150-18-S ZONING DISTRICT: B3-5 WARD: 50

APPLICANT: Rabbi Eliezer Dimarsky

OWNER: Same as applicant

PREMISES AFFECTED: 2855 W. Touhy Avenue

SUBJECT: Application for a special use to establish a religious assembly

facility.

Continued to April 27, 2018 at 9:00 a.m.

151-18-Z ZONING DISTRICT: B3-3 WARD: 44

APPLICANT: Seminary Properties and Management Ltd.

OWNER: Donald Martin

PREMISES AFFECTED: 3647-49 N. Southport Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 12' on floors containing dwelling units for a

proposed four-story, mixed use building.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

152-18-Z ZONING DISTRICT: RS-2 WARD: 41

APPLICANT: Nicola Zodo

OWNER: Same as applicant

PREMISES AFFECTED: 7435 N. Olcott Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 25.72' to 20.68', north from 4' to 3.96' (south to be .29'), combined side setback from 12' to 8.25' for a proposed front open porch and second floor addition with an attic for the existing one-

story, single family residence.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

153-18-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Teresa Andresen
OWNER: Same as applicant
PREMISES AFFECTED: 1449 N. Astor Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 35.52' to zero, rear setback feature from 2' to zero, north and south setback both from 2.64' each to zero, combined side setback from 6.6' to zero for a proposed rear one-story addition to

connect to a three-car garage with a roof deck and trellis.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

154-18-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Teresa Andresen

OWNER: Same as applicant

PREMISES AFFECTED: 1449 N. Astor Street

SUBJECT: Application for a variation to increase the existing 8,780.34 square

feet of floor area by 166 square feet which is not more than 15% for a proposed rear one-story addition to connect to a three-car

garage with a roof deck and trellis.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

Motion to recess for five minutes made by the Chairman at 11:30 AM. Second by Toia. Motion carried 3-0; yeas - Sercye, Toia, and Williams.

The Board reconvened at 11:35 AM. The Chairman undertook a roll call to establish the presence of a quorum. The hearings continued with three members present (Sercye, Toia, and Williams).

155-18-S ZONING DISTRICT: B3-1 WARD: 6

APPLICANT: Art Life Art Inc.

OWNER: Equity Properties Inc.

PREMISES AFFECTED: 606 E. 75th Street

SUBJECT: Application for a special use to establish a tavern.

Continued to May 18, 2018 at 9:00 a.m.

156-18-Z ZONING DISTRICT: B3-1 WARD: 6

APPLICANT: Art Life Art Inc.

OWNER: Equity Properties, Inc.

PREMISES AFFECTED: 606 E. 75th Street

SUBJECT: Application for a variation to establish a public place of

amusement license to provide live entertainment, music, DJ and a

cover charge for a proposed tavern.

Continued to May 18, 2018 at 9:00 a.m.

157-18-S ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: Bamir Cepe **OWNER:** Tania D'Agostino

PREMISES AFFECTED: 3437 N. Sheffield Avenue

SUBJECT: Application for a special use to establish a hair salon.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

158-18-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Garden House Enterprises, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 2112 N. Hoyne Avenue

SUBJECT: Application for a variation to reduce the north setback from the

required 2' to zero (south to be 3.57'), combined side setback from 4.8' to 3.57' for a proposed first, second and third floor addition for the existing three-story, three dwelling unit building with new one story open side stair for access to the new garage roof deck.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

159-18-Z ZONING DISTRICT: RS-3 WARD: 44

APPLICANT: Thomas Thrall
OWNER: Same as applicant
PREMISES AFFECTED: 3115 N. Clifton Avenue

SUBJECT: Application for a variation to reduce the south setback from the

required 2.5' to 1.25', (north to be 8.21') for a proposed fourth story dormer addition and to convert the attic to habitable fourth story and a new three story open porch at the existing front building.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

160-18-Z ZONING DISTRICT: RS-3 WARD: 44

APPLICANT: Thomas Thrall
OWNER: Same as applicant
PREMISES AFFECTED: 3115 N. Clifton Avenue

SUBJECT: Application for a variation to increase the height of the existing

building from 32.06' to 35' for a proposed fourth story dormer

addition.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

161-18-Z ZONING DISTRICT: RS-3 WARD: 44

APPLICANT: Thomas Thrall
OWNER: Same as applicant
PREMISES AFFECTED: 3115 N. Clifton Avenue

SUBJECT: Application for a variation to expand the existing floor area by no

more than 7.8% with a 455.52' square foot fourth story dormer

addition.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

162-18-Z ZONING DISTRICT: C1-1 WARD: 47

APPLICANT: Irving & Clark Property, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 4000 N. Clark Street

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 20,000 square feet to 16,656 square feet for a

proposed gas station with three new pumps, retail accessory retail

building and car wash.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

163-18-Z ZONING DISTRICT: C1-1 WARD: 47

APPLICANT: Irving & Clark Property, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 4000 N. Clark Street

SUBJECT: Application for a variation to install required ornamental fencing at

the property lines.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

105-18-S ZONING DISTRICT: C1-1 WARD: 47

APPLICANT: Irving & Clark Property, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 4000 N. Clark Street

SUBJECT: Application for a special use to establish a gas station with three

gas pumps, one-story accessory retail building and a car wash. **Application approved by voice vote. 3-0; yeas – Sercye, Toia,**

and Williams.

164-18-Z ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: 2829 Clybourn, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2835 N. Clybourn Avenue

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 15,000 square feet to 14,062.5* square feet for a proposed four-story, retail and fifteen dwelling unit building. **Application approved by voice vote. 3-0; yeas – Sercye, Toia,**

and Williams.

98-18-Z ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: 2829 Clybourn, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2835 N. Clybourn Avenue

SUBJECT: Application for a variation to reduce the rear garage feature setback

from the required 2' to zero for a proposed four-story, retail and

fifteen dwelling unit building.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

165-18-Z ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: 2829 Clybourn, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2839 N. Clybourn Avenue

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 15,000 square feet to 14,062.5 square feet for a proposed four story, retail and fifteen dwelling unit building.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

99-18-Z ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: 2829 Clybourn, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2839 N. Clybourn Avenue

SUBJECT: Application for a variation to reduce the rear garage feature setback

from 2' to zero for a proposed four-story, retail and fifteen dwelling

unit building.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

672-17-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Lisa Cartwright
OWNER: Same as applicant
PREMISES AFFECTED: 2040 N. Fremont Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 35' to 23.3' for a proposed rear addition with terrace and

an unenclosed stairway to access a garage roof deck.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

681-17-S ZONING DISTRICT: C1-2 WARD: 30

APPLICANT: PNC Bank N. A. **OWNER:** Same as applicant

PREMISES AFFECTED: 3844 W. Belmont Avenue

SUBJECT: Application for a special use to establish a two-lane drive up

automatic teller machine which shall be accessory to the existing

bank at 3821 W. Belmont Avenue.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

50-18-S ZONING DISTRICT: B3-2 WARD: 39

APPLICANT: Foster Shell Mart, Inc.

OWNER: Riteline Properties, LLC

PREMISES AFFECTED: 5147-49 N. Kimball Avenue / 5149-57 W. Foster Avenue

SUBJECT: Application for a special use to establish a new one-story retail

building with a one lane car wash to serve the existing gas station

facility.

Continued to April 27, 2018 at 9:00 a.m.

71-18-S ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: C & F Building, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 950 W. Addison Street

SUBJECT: Application for a special use to establish a rooftop patio located on

the fourth floor and roof top to serve an existing restaurant located

on the lower level and first floor.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

73-18-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: Nathan Chamberlain OWNER: Same as applicant

PREMISES AFFECTED: 3911 N. Hermitage Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 14' to 1.28', north setback from 2' to 0.3' for a proposed second floor addition and a rear one story addition with roof deck

for the existing single family residence.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

74-18-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: Nathan Chamberlain OWNER: Same as applicant

PREMISES AFFECTED: 3911 N. Hermitage Avenue

SUBJECT: Application for a variation to relocate the existing 101.11 square

feet of rear yard open space to the rear roof deck which shall serve

the existing single family residence.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

75-18-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: Nathan Chamberlain OWNER: Same as applicant

PREMISES AFFECTED: 3911 N. Hermitage Avenue

SUBJECT: Application for a variation to increase the non-conforming floor

area ratio by 59 square feet with a proposed second floor addition and a rear one story addition with roof deck for the proposed single

family residence.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

88-18-S ZONING DISTRICT: B3-1 WARD: 45

APPLICANT: Shiv Shatki Investment, Inc. d/b/a/ Community Food and Liquor 1

OWNER: Skil Plaza, LLC

PREMISES AFFECTED: 5530 N. Milwaukee Avenue

SUBJECT: Application for a special use to establish a liquor store.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

110-18-Z ZONING DISTRICT: C1-2 WARD: 47

APPLICANT: The Renslow, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5015-23 N. Clark Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 5' to zero, the rear north east setback from 16' to zero for a proposed four-story retail and nine dwelling unit addition to an

existing two-story, retail building.

Continued to April 27, 2018 at 9:00 a.m.

111-18-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: K K Court Investment, Inc.

OWNER: Same as applicant **PREMISES AFFECTED:** 2430 W. Moffat Street

SUBJECT: Application for a variation to reduce the minimum lot area per unit

from 3,000 square feet to 2991.84 square feet for a proposed three-

story, three dwelling unit building with a rooftop stairway

enclosure.

Continued to April 27, 2018 at 9:00 a.m.

123-18-Z ZONING DISTRICT: RS-2 WARD: 9

APPLICANT: Alex Veitsman

OWNER: Same as applicant

PREMISES AFFECTED: 618 W. 129th Place

SUBJECT: Application for a variation to reduce the front setback from the

required 22.82' to 14.12' for a proposed front one story addition to

the existing single family residence.

Continued to April 27, 2018 at 9:00 a.m.

124-18-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Chicago Title Land Trust Company, as Trustee under Trust

Agreement dated October 17, 2017, Trust # 8002376138

OWNER: Same as applicant

PREMISES AFFECTED: 1830 N. Mohawk Street

SUBJECT: Application for a variation to reduce the front setback from the

required 6.6' to zero, rear setback from 33.32' to zero, north setback from 2' to zero (south to be zero), combined side setback from 4.8' to zero for a proposed four-story, single family residence with roof

deck, front stairs and landing, fences, and rear open patio.

Continued to April 27, 2018 at 9:00 a.m.

125-18-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Chicago Title Land Trust Company, as Trustee under Trust

Agreement dated October 17, 2017, Trust # 8002376138

OWNER: Same as applicant

PREMISES AFFECTED: 1830 N. Mohawk Street

SUBJECT: Application for a variation to relocate the required rear yard open

space on the garage roof deck which will serve a proposed fourstory, single family residence with roof deck, front stairs and

landing, fences, and rear open patio.

Continued to April 27, 2018 at 9:00 a.m.

The Chairman moved to recess at 1:00 PM. Second by Williams. Motion carried 3-0; yeas-Sercye, Toia and Williams.

The Board reconvened at 2:05 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with three members present (Sercye, Toia, and Williams).

2:00 P.M.

166-18-Z ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: Replay Andersonville, Inc. **OWNER:** Lakeview Property Rentals, LLC

PREMISES AFFECTED: 5356-58 N. Clark Street

SUBJECT: Application for a variation to establish a public place of

amusement license to provide live entertainment, music, DJ and cover charge and games within an existing restaurant which is

located within 125' of a residential zoning district.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

167-18-Z ZONING DISTRICT: RS-3 WARD: 31

APPLICANT: Jozef Nowak **OWNER:** Same as applicant

PREMISES AFFECTED: 2910 N. Parkside Avenue

SUBJECT: Application for a variation to reduce the average front setback from

20' to 17', north setback from 2.4' to 2.37' (south to be 2.55'), combined side setback from 6' to 4.92' for a proposed second floor addition with gutter and eve projections at sides and new front open balcony at second floor for the existing two story, single

family residence.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

30-18-Z ZONING DISTRICT: RS-3 WARD: 31

APPLICANT: Jozef Nowak **OWNER:** Same as applicant

PREMISES AFFECTED: 2910 N. Parkside Avenue

SUBJECT: Application for a variation to increase the area occupied by an

accessory building in the rear setback from the allowable 626.58 square feet to the as built 628.41 square feet for a detached two car

garage with attic space.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams.

18-18-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Montana-Lincoln Park, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 934 W. Montana Street

SUBJECT: Application for a variation to reduce the front setback from the

required 11.94' to 8.5', rear setback from 34.5' to 2', east from 4' to zero (west to be zero) for a proposed four-story, seven dwelling unit building and garage which shall also contain the 301.88

square feet of rear yard open space.

Withdrawn.

FOR VOTE ONLY

29-18-Z ZONING DISTRICT: B2-5 WARD: 12

APPLICANT: Mohammed Shah
OWNER: Same as applicant
PREMISES AFFECTED: 3201 S. Archer Avenue

SUBJECT: Application for a variation to reduce the required parking from two

spaces to zero to allow the conversion of a seventeen single room

occupancy building to a twenty one building single room

occupancy building.

Application approved by voice vote. 3-1. Lack of 3 affirmative or negative votes on February 16, 2018. 2-1; yeas -- Doar and Toia; nays – Williams; continued to this date so that absent Board Chairman Sercye could read the transcript and vote

pursuant to 65 ILCS 5/11-13-3(e); yeas – Sercye.

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 Williams. Motion carried 3-0; yeas – Sercye, Toia, and Williams. Meeting went into closed session at 2:25 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Toia, and Williams. Meeting returned to open session at 2:32 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of February 16, 2018, with the exception of Board Cal. Nos. 684-17-S, 13-18-Z, 14-18-Z, 15-18-Z, and 131-18-S made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Toia, and Williams.

The Chairman moved to adjourn at 2:38 PM. Second by Toia. Motion carried 3-0; yeas – Sercye, Toia, and Williams. Meeting adjourned.