

CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY - August 18, 2017

121 N. LaSalle Street- City Council Chambers

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Blake Sercye, Chairman

Shaina Doar

Sol Flores

Sam Toia

Amanda Williams

Chairman Sercye called the meeting to order at 9:25 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with five members present (Sercye, Doar, Flores, Toia and Williams).

Motion to approve the minutes from the July 21, 2017 regular meeting by the Chairman. Second by Toia. Motion carried 5-0; yeas-Sercye, Doar, Flores, Toia, and Williams.

Motion to approve the August 18, 2017 agenda made by the Chairman. Second by Williams. Motion carried 5-0; yeas-Sercye, Doar, Flores, Toia, and Williams..

9:00 A.M.

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|---------------------------|---|-----------------|
| 457-17-S | ZONING DISTRICT: B3-2 | WARD: 40 |
| APPLICANT: | Crossroads Ridge, LLC | |
| OWNER: | Same as applicant | |
| PREMISES AFFECTED: | 5964-70 N. Ridge Avenue | |
| SUBJECT: | Application for a special use to establish a one-lane drive through to serve a proposed fast-food restaurant. | |
| | Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Williams (Toia recused). | |

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| 458-17-Z | ZONING DISTRICT: B3-2 | WARD: 40 |
| APPLICANT: | Crossroads Ridge, LLC | |
| OWNER: | Same as applicant | |
| PREMISES AFFECTED: | 5964-70 N. Ridge Avenue | |
| SUBJECT: | Application for a variation to reduce the landscape setback along N. Ridge Avenue from 7' to 3'-4" and adding a masonry screen wall which shall be 2'-6" high. | |
| | Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Williams (Toia recused). | |

459-17-S **ZONING DISTRICT: B3-1** **WARD: 37**
APPLICANT: Westside Health Authority
OWNER: Same as applicant
PREMISES AFFECTED: 5422 W. Division Street
SUBJECT: Application for a special use to establish a transitional residence in an existing two-story, mixed-use building.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

460-17-S **ZONING DISTRICT: B1-2** **WARD: 47**
APPLICANT: Tsersndori Davaasuren d/b/a Bliss Nails
OWNER: Sarah Kim
PREMISES AFFECTED: 4245 N. Lincoln Avenue
SUBJECT: Application for a special use to establish a nail salon.
Continued to September 15, 2017 at 2:00 p.m.

461-17-S **ZONING DISTRICT: B3-2** **WARD: 11**
APPLICANT: Louis Egwuenu
OWNER: 4301 South Ashland Avenue, LLC
PREMISES AFFECTED: 4315 S. Ashland Avenue
SUBJECT: Application for a special use to establish a nail salon.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

462-17-Z **ZONING DISTRICT: RS-2** **WARD: 39**
APPLICANT: Marco Cozzini
OWNER: Same as applicant
PREMISES AFFECTED: 6301 N. Keeler Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 25.1' to 19.95', north setback from 4' to 2.7', south setback from 4' to 1', combined side setback from 9.9' to 3.7' for a proposed single family residence with roof deck, rooftop penthouse stair and elevator enclosure, rear raised patio and a detached two car garage with roof deck and open access stair.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

463-17-Z **ZONING DISTRICT: RS-2** **WARD: 39**
APPLICANT: Marco Cozzini
OWNER: Same as applicant
PREMISES AFFECTED: 6301 N. Keeler Avenue
SUBJECT: Application for a variation to increase the maximum floor area ratio from 0.65 to 0.75 (3032.76 square feet total proposed) for a proposed single family residence with roof deck, roof top penthouse stair and elevator enclosure, rear raised open patio and detached two car garage with roof deck and open access stair.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

464-17-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: Sarah Kim
OWNER: Same as applicant
PREMISES AFFECTED: 2480 N. Orchard Street
SUBJECT: Application for a variation to reduce the rear setback from the required 37.73' to 2', south setback from 2' to zero (north to be 3.83') combined side setback from 5' to 3.83' for a proposed three-story covered porch with one parking stall at grade at the rear of the existing building.
Continued to September 15, 2017 at 2:00 p.m.

465-17-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: Sara Kim
OWNER: Same as applicant
PREMISES AFFECTED: 2480 N. Orchard Street
SUBJECT: Application for a variation to reduce the rear yard open space from the required 165.05 square feet to zero for a proposed rear three-story, covered porch with one parking stall carport at the rear of the existing building.
Continued to September 15, 2017 at 2:00 p.m.

466-17-S **ZONING DISTRICT: B3-2** **WARD: 44**
APPLICANT: 3505 Clark, Inc. Deuces and Diamonds Club
OWNER: JJK Clark St., LLC
PREMISES AFFECTED: 3505 N. Clark Street
SUBJECT: Application for a special use to establish an outdoor patio on the roof of an existing two-story restaurant.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Williams (Toia recused).

467-17-S **ZONING DISTRICT: B1-1** **WARD: 39**
APPLICANT: Christ Center of Hope: Assembly of God
OWNER: Same as applicant
PREMISES AFFECTED: 5534 N. Kedzie Avenue
SUBJECT: Application for a special use to establish a religious assembly with 112 seats in an existing building.
Continued to September 15, 2017 at 2:00 p.m.

468-17-S **ZONING DISTRICT: B1-1** **WARD: 39**
APPLICANT: Christ Center of Hope: Assembly of God
OWNER: Board of Education, City of Chicago
PREMISES AFFECTED: 5430-58 N. Kedzie Avenue
SUBJECT: Application for a special use to establish off-site parking to meet the parking requirement for the proposed religious assembly located at 5534 N. Kedzie Avenue.
Continued to September 15, 2017 at 2:00 p.m.

474-17-Z **ZONING DISTRICT: RS-3** **WARD: 22**
APPLICANT: Wilfredo Ruiz
OWNER: Same as applicant
PREMISES AFFECTED: 2856 S. Hamlin Avenue
SUBJECT: Application for a variation to increase the maximum building height from 30' to 30'-9" for a third floor addition for the existing three-story, three dwelling unit building.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

475-17-Z **ZONING DISTRICT: RS-3** **WARD: 11**
APPLICANT: Jason Strahan and Doyoung Yong
OWNER: Same as applicant
PREMISES AFFECTED: 3845 S. Lowe Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 35' to 5.75' for a proposed two-story, single family residence with an attached two car garage.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

476-17-Z **ZONING DISTRICT: RS-3** **WARD: 11**
APPLICANT: Jason Strahan and Doyoung Yong
OWNER: same as applicant
PREMISES AFFECTED: 3845 S. Lowe Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 406.25 square feet to 132.25 square feet for a proposed two story, single family residence with an attached two car garage.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

477-17-S **ZONING DISTRICT: B3-1** **WARD: 38**
APPLICANT: Montrose Food & Liquors Inc.
OWNER: Irving Narragansett Partnership
PREMISES AFFECTED: 5615 W. Montrose Avenue
SUBJECT: Application for a special use to establish a liquor store with packaged goods.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

478-17-S **ZONING DISTRICT: B3-2** **WARD: 6**
APPLICANT: Kevin D. Smith
OWNER: Seth Halpem
PREMISES AFFECTED: 7854 S. Eberhart Avenue
SUBJECT: Application for a special use to establish a barber shop.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

479-17-S **ZONING DISTRICT: B1-1** **WARD: 31**
APPLICANT: Mercedes Barroso d/b/a Mercy's Unisex Salon
OWNER: Amit Shah
PREMISES AFFECTED: 4806 W. Armitage Avenue
SUBJECT: Application for a special use to establish a beauty / nail salon.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

480-17-S **ZONING DISTRICT: DX-12** **WARD: 42**
APPLICANT: Constance Mack Latham
OWNER: Mag Mile Salon Group, LLC
PREMISES AFFECTED: 100 E. Walton Street, Suite 129
SUBJECT: Application for a special use to establish a body art service (microblading).
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

481-17-Z **ZONING DISTRICT: B2-3** **WARD: 1**
APPLICANT: 2731 Prindiville, LLC
OWNER: same as applicant
PREMISES AFFECTED: 2731 W. Prindiville Street
SUBJECT: Application for a variation to reduce the front wall setback facing a public street from the required 10' to 3', rear wall setback to a side property line from 10' to zero for a proposed three-story, six dwelling unit townhouse building with four enclosed parking stalls and a garage roof deck.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

482-17-Z **ZONING DISTRICT: B2-3** **WARD: 1**
APPLICANT: 2731 W. Prindiville Street
OWNER: Same as applicant
PREMISES AFFECTED: 2731 W. Prindiville Street
SUBJECT: Application for a variation to relocate one of the required private yard open space of 175 square feet to a proposed garage roof deck for a proposed three-story, six dwelling unit building with four enclosed parking stalls and a garage roof deck.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

483-17-Z **ZONING DISTRICT: B2-3** **WARD: 1**
APPLICANT: 2731 W. Prindiville, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2731 W. Prindiville Street
SUBJECT: Application for a variation to reduce the private yard open space of 175 square feet per unit to 164 square feet for four of the six proposed units of the proposed three-story, six dwelling unit townhouse building with four parking stalls and a garage roof deck.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

484-17-Z **ZONING DISTRICT: B3-5** **WARD: 44**
APPLICANT: GW Fidelity Belmont, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 941 W. Belmont Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero for a proposed seven story retail and thirty-three dwelling unit building.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

485-17-Z **ZONING DISTRICT: B3-5** **WARD: 44**
APPLICANT: GW Fidelity Belmont, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 941 W. Belmont Avenue
SUBJECT: Application for a variation to increase the height by no more than 10% from the maximum of 70' to 74'-11" for a proposed seven story retail and thirty-three dwelling unit building.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

486-17-S **ZONING DISTRICT: B3-3** **WARD: 50**
APPLICANT: Yessenia Baez d/b/a/ Glam by Jessy
OWNER: Geroulis Enterprises, LLC
PREMISES AFFECTED: 3360 W. Peterson Avenue, Suite C & D
SUBJECT: Application for a special use to establish a beauty salon.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

487-17-S **ZONING DISTRICT: C2-3** **WARD: 28**
APPLICANT: Adam Laflin Place Land, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 128 S. Laflin Street
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, fifty-two dwelling unit building.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

493-17-Z **ZONING DISTRICT: RS-2** **WARD: 10**
APPLICANT: Thomas Bulmer
OWNER: Same as applicant
PREMISES AFFECTED: 13113 S. Green Bay Avenue
SUBJECT: Application for a variation to reduce the north setback from the required 8.02' to 4', south setback from 8.02' to 4.25', combined side setback from 24.08' to 8.25' for a proposed one-story single family residence with an attached two-car garage.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

494-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: 2028 North Fremont, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2028 N. Fremont Street
SUBJECT: Application for a variation to reduce the rear setback from the required 35' to 1.7', south setback from 4' to zero (north to be 0.36') combined side setback from 10' to 0.36' for a proposed one and two story rear addition, one car garage addition with roof deck, and screen walls and a masonry private fence on the existing three-story, single family residence.
Continued to October 20, 2017 at 9:00 a.m.

495-17-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: Salomon Properties LLC, Designated Series I
OWNER: Same as applicant
PREMISES AFFECTED: 1945 W. Wolfram Street
SUBJECT: Application for a variation to reduce the rear setback from the required 35' to 1.7', south setback from 4' to zero (north to be 0.36') combined side setback from 10' to 0.36' for a proposed one and two story rear addition, one car garage addition with roof deck, and screen walls and a masonry private fence on the existing three-story, single family residence.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

496-17-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: Salomon Properties LLC, Designated Series I
OWNER: Same as applicant
PREMISES AFFECTED: 1945 W. Wolfram Street
SUBJECT: Application for a variation to reduce the rear setback from 37.5' to zero, north from 2' to zero (south to be 0.52'), combined side setback from 5.01' to 0.52' for a proposed rear third floor addition and a conversion of the rear ground floor into a one car garage on to the existing three story, single family residence.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

497-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Nathaneal Wickman Trust Lindsay Wickman Trust
OWNER: Same as applicant
PREMISES AFFECTED: 2648 N. Mildred Avenue
SUBJECT: Application for a variation to increase the existing floor area ratio by no more than 1.06% from the existing 3,777.37 square feet to 3,817.37 square feet for a proposed first floor addition and a new privacy fence on the existing three-story building being deconverted from two dwelling unit building to a single family residence.
Continued to September 15, 2017 at 9:00 a.m.

498-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Nathaneal Wickman Trust Lindsay Wickman Trust
OWNER: Same as applicant
PREMISES AFFECTED: 2648 N. Mildred Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 15' to 0.42', north setback from 2' to 1.41' (south to be 2.51'), combined side setback from 5' to 3.92' for a proposed first floor front addition and a new privacy fence on the existing three-story building be being deconverted from two dwelling unit building to a single family residence.
Continued to September 15, 2017 at 9:00 a.m.

499-17-Z **ZONING DISTRICT: RM-5** **WARD: 27**
APPLICANT: KMW Communities, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 720 N. Ada Street
SUBJECT: Application for a variation to reduce the front setback from the required 12' to 6', south setback from 2' to 1.33' (north to be 3'), combined side setback from 4.8' to 4.33' for a proposed four and one half story, three-dwelling unit building with roof top feature.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

500-17-Z **ZONING DISTRICT: RM-5** **WARD: 27**
APPLICANT: KMW Communities, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 720 N. Ada Street
SUBJECT: Application for a variation to reduce the rear yard open space from the required 126 square feet to zero for a proposed four and one half story, three dwelling unit building with roof top feature.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

501-17-Z **ZONING DISTRICT: RM-5** **WARD: 27**
APPLICANT: Will + Spenc, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 721 N. Ada Street
SUBJECT: Application for a variation to reduce the front setback from 12' to 6', north setback from 2' to 1.33' (south to be 3') combined side setback from 4.8' to 4.3' for a proposed four and one-half, three dwelling unit building with roof top feature.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

502-17-Z **ZONING DISTRICT: RM-5** **WARD: 27**
APPLICANT: Will + Spenc, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 721 N. Ada Street
SUBJECT: Application for a variation to reduce the rear yard open space from the required 126 square feet to zero for a proposed four and one-half story, three dwelling unit building with a roof top feature.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

503-17-Z **ZONING DISTRICT: RS-2** **WARD: 41**
APPLICANT: Robert Ontiveros
OWNER: Same as applicant
PREMISES AFFECTED: 5910 W. Estes Avenue
SUBJECT: Application for a variation to reduce the side setback from 4' to zero, combined side setback from 12' to zero and the rear setback from 34' to zero to allow for a 7' high wood fence (6' solid wood and the top 1' open lattice).
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).

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 5-0; yeas – Sercye, Doar, Flores, Toia and Williams. Meeting went into closed session at 12:00 AM.

Motion to return to open session made by the Chairman. Second by Flores. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia and Williams. Meeting returned to open session at 12:18 PM.

The Chairman moved to recess at 12:22 AM. Second by Toia. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia and Williams.

The Board reconvened at 2:10 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with five members present (Sercye, Doar, Flores, Toia, and Williams).

2:00 P.M.

Continued Matter

453-17-A **ZONING DISTRICT: RS-2** **WARD: 33**
APPLICANT: Stephanie C. Brans field
OWNER: John Patrick Strakv and Amy Strakv
PREMISES AFFECTED: 2853 W. Leland Avenue
SUBJECT: Application for an Objector's Appeal of the decision of the Office of the Zoning Administrator in granting an administrative adjustment to the property at 2853 W. Leland Avenue.
Decision of the Zoning Administrator affirmed by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

504-17-S **ZONING DISTRICT: C1-3** **WARD: 27**
APPLICANT: Lincoln Park Community Services
OWNER: Pangea Properties
PREMISES AFFECTED: 1521 N. Sedgwick Street
SUBJECT: Application for a special use to establish a transitional residence in a C1-3 neighborhood commercial district.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

505-17-S **ZONING DISTRICT: B1-1** **WARD: 41**
APPLICANT: Jazeh Beauty Boutique
OWNER: Lou Grande
PREMISES AFFECTED: 6430 N. Central Avenue
SUBJECT: Application for a special use to establish a hair and nail salon.
Continued to September 15, 2017 at 2:00 p.m.

506-17-S **ZONING DISTRICT: B3-2** **WARD: 3**
APPLICANT: Raina 55th Ryan, LLC
OWNER: Sasafra-net Beep-Beep
PREMISES AFFECTED: 255-57 W. Garfield Boulevard
SUBJECT: Application for a special use to establish a gas station which shall have a mini-mart and a drive-through to serve a proposed retail food use.
Continued to October 20, 2017 at 9:00 a.m.

507-17-S **ZONING DISTRICT: B3-2** **WARD: 3**
APPLICANT: Raina 55th Ryan, LLC
OWNER: Sasafra-net Beep-Beep
PREMISES AFFECTED: 255-57 W. Garfield Boulevard
SUBJECT: Application for a special use to establish a one lane drive-through to serve a proposed one-story gas station with a mini-mart and retail food use.
Continued to October 20, 2017 at 9:00 a.m.

508-17-Z **ZONING DISTRICT: B3-2** **WARD: 3**
APPLICANT: Raina 55th Ryan, LLC
OWNER: Sasafrasnet Beep-Beep
PREMISES AFFECTED: 255-57 W. Garfield Boulevard
SUBJECT: Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 15,537 square feet for a proposed gas station with minimart and a one lane drive-through to serve a retail food use.
Continued to October 20, 2017 at 9:00 a.m.

509-17-Z **ZONING DISTRICT: B3-5** **WARD: 2**
APPLICANT: LG Development Group, LLC
OWNER: MRR 1665 N. Milwaukee, LLC
PREMISES AFFECTED: 1665-67 N. Milwaukee Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 2' at the ground level and 9.66' at the residential level above for a proposed six-story building with retail and thirty-two efficiency units.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

510-17-Z **ZONING DISTRICT: B3-5** **WARD: 2**
APPLICANT: LG Development Group, LLC
OWNER: MRR 1665 N. Milwaukee, LLC
PREMISES AFFECTED: 1665-67 N. Milwaukee Avenue
SUBJECT: Application for a variation to increase the maximum height by no more than 10% from 55' to 60.5' for a proposed six story building with retail and thirty-two efficiency units.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

511-17-Z **ZONING DISTRICT: DX-5** **WARD: 42**
APPLICANT: 65 Oak Street Owner, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 57 E. Oak Street
SUBJECT: Application for a variation to eliminate the one required loading berth for a proposed four- story retail and restaurant building.
Continued to September 15, 2017 at 2:00 p.m.

512-17-S **ZONING DISTRICT: PMD-11** **WARD: 25**
APPLICANT: Lakeshore Outdoor Advertising, Inc.
OWNER: Gary Chu Trust
PREMISES AFFECTED: 1800 S. Canal Street
SUBJECT: Application for a special use to establish an off-premise advertising sign.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

513-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Alex Abell
OWNER: Same as applicant
PREMISES AFFECTED: 2120 N. Dayton Street
SUBJECT: Application for a variation to reduce the rear setback from the required 35' to 2', north and south setback from 2' each to zero each, combined side setback from 5' to zero for a proposed detached garage with an open roof deck with a pergola with partial screening and an attached chimney with an overall height of 23.92'.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

514-17-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: Ivette Rosado
OWNER: Same as applicant
PREMISES AFFECTED: 3011 W. Lyndale Street
SUBJECT: Application for a variation to reduce the west setback from the required 2' to 0.3' (east to be 3.92') combined side setback from 5' to 4.22' for the subdivision of a lot into two zoning lots. The building at 3011 W. Lyndale shall remain. A two story, two dwelling unit building is proposed for 3013 W. Lydale Street.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

515-17-Z **ZONING DISTRICT: RS-3** **WARD: 37**
APPLICANT: Andre Williams
OWNER: Same as applicant
PREMISES AFFECTED: 5333 W. Race Street
SUBJECT: Application for a variation to reduce the front setback from the required 25.43' to 13.15', east setback from 2.2' to 0.02' (west setback to be at 0.63'), combined side setback from 5.5' to 0.65' for a proposed attic addition, front covered porch and a rear open porch for the existing three-story, two dwelling unit building.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

516-17-Z **ZONING DISTRICT: RS-3** **WARD: 37**
APPLICANT: Andre Williams
OWNER: Same as applicant
PREMISES AFFECTED: 5333 W. Race Street
SUBJECT: Application for a variation to increase the height of the existing building by no more that 10% from the existing 30' to 30.33' for a proposed attic addition, covered front porch and a rear open porch on the existing three-story, two dwelling unit building.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

517-17-S **ZONING DISTRICT: B1-2** **WARD: 50**
APPLICANT: Young Israel Chicago
OWNER: Peter Golemis
PREMISES AFFECTED: 2912-14 W. Devon Avenue
SUBJECT: Application for a special use to establish a religious assembly facility.
Application approved by voice vote. 4-0; yeas – Sercye, Toia, and Williams (Flores absent).

518-17-Z **ZONING DISTRICT: B1-2** **WARD: 50**
APPLICANT: Young Israel Chicago
OWNER: Peter Golemis
PREMISES AFFECTED: 2912-14 W. Devon Avenue
SUBJECT: Application for a variation to reduce the required parking for a religious assembly facility from three parking spaces to two parking spaces.
Application approved by voice vote. 4-0; yeas – Sercye, Toia, and Williams (Flores absent).

519-17-Z **ZONING DISTRICT: RT-4** **WARD: 11**
APPLICANT: 32nd & Green, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3243 S. Green Street
SUBJECT: Application for a variation to reduce the front setback from the required 6.61' to 4.17', rear from 16.85' to zero, north and south from 4' to 3' each, combined side setback from 10' to 6' for a proposed two-story, two dwelling unit building with an attached four-car garage.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

520-17-Z **ZONING DISTRICT: RT-4** **WARD: 11**
APPLICANT: 32nd & Green, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3243 S. Green Street
SUBJECT: Application for a variation to relocate the required rear yard open space of 182.54 square feet to the garage roof deck for the proposed two-story, two dwelling unit building with an attached four car garage.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

521-17-Z ZONING DISTRICT: RM-5 WARD: 30
APPLICANT: 3856 W. Diversey, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3856 W. Diversey Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 211.44 square feet to zero for the proposed conversion of an existing six dwelling unit building to an eight dwelling unit building in an existing two-story building.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

522-17-Z ZONING DISTRICT: RM-5 WARD: 30
APPLICANT: 3856 W. Diversey, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3856 W. Diversey Avenue
SUBJECT: Application for a variation to reduce the required off street parking from the required two spaces to zero for the proposed conversion of an existing six dwelling unit building to an eight dwelling unit building in an existing two-story building.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

523-17-S ZONING DISTRICT: B3-2 WARD: 32
APPLICANT: Red & White Wine, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1845 N. Oakley Avenue
SUBJECT: Application for a special use to establish a proposed restaurant, with the service of liquor, in conjunction with the expansion of an existing liquor store.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Williams (Toia recused).

524-17-S ZONING DISTRICT: B1-1 WARD: 47
APPLICANT: Audrey Ciecka d/b/a The Bevy Salon
OWNER: Sam Vukic
PREMISES AFFECTED: 2055 W. Irving Park Road
SUBJECT: Application for a special use to establish a hair salon.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

525-17-Z ZONING DISTRICT: B3-2 WARD: 2
APPLICANT: Jessica Shahbaz
OWNER: Same as applicant
PREMISES AFFECTED: 1415 N. Ashland Avenue
SUBJECT: Application for a variation to reduce the rear setback from 30' to zero on floors containing dwelling units for a proposed second floor rear addition for the existing two-story building which contains one, second floor dwelling unit and a first floor small venue with retail sales.
Continued to September 15, 2017 at 2:00 p.m.

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| 526-17-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: RM-5 Steven Molo and Mary Molo Same as applicant 341 W. Wellington Avenue Application for a variation to reduce the rear setback from the required 39.29' to zero, east setback from 5' to zero for a proposed 8' high privacy fence for the existing three-story, single family residence. Continued to September 15, 2017 at 2:00 p.m. | WARD: 44 |
| 527-17-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: RS-2 Kathy McKillop Same as applicant 3261 W. 109th Street Application for a variation to reduce the west setback from the required 4' to 3' (east to be 4.17'), combined side setback from 8.852' to 7.17' for a proposed two-story, single family residence with an attached two car garage and a rear deck. Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams. | WARD: 19 |
| 528-17-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: DX-12 Rush Ontario, LLC Newport- Ontario, LLC 630 N. Rush Street Application for a special use to establish a non-accessory parking (public garage) with one hundred, twenty-seven spaces located on the third and fourth floor of an existing building. Continued to September 15, 2017 at 2:00 p.m. | WARD: 42 |
| 529-17-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: B3-2 Chulbul Pandey Inc. d/b/a Liquor Expo Iantoni Development, LLC 2154 N. Halsted Street Application for a special use to establish a packaged good license for a proposed liquor store on the first floor on an existing three-story, mixed use building. Continued to September 15, 2017 at 2:00 p.m. | WARD: 43 |
| 530-17-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: C1-3 Irving Sacramento, Inc. d/b/a Leader Bar 3000 Irving, LLC 3000-04 W. Irving Park Road Application for a variation to establish a public place of amusement for an existing tavern which is located within 125' of a residential district, to provide DJ/ dancing, live music and charging at the door. Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Williams (Toia recused). | WARD: 33 |

531-17-Z **ZONING DISTRICT: RS-3** **WARD: 1**
APPLICANT: Paul S. Garklavs
OWNER: Same as applicant
PREMISES AFFECTED: 3024 W. Cortland Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from the required 22.8' to zero for a proposed 6' high metal fence with a 10' sliding gate.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

532-17-S **ZONING DISTRICT: B3-2** **WARD: 44**
APPLICANT: Nisei Lounge, Ltd
OWNER: El Tumi, LLC
PREMISES AFFECTED: 3439 N. Sheffield Avenue
SUBJECT: Application for a special use to expand an existing tavern to the outdoor patio.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

533-17-Z **ZONING DISTRICT: C1-1** **WARD: 10**
APPLICANT: Epic Catering Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 13191 S. Brainard Avenue
SUBJECT: Application for a variation to establish a public place of amusement license to provide an event space which is located within 125' of a residential zoning district.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

CONTINUANCES

259-17-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: Sky Real Estate, LLC - Series 2430 N. Albany
OWNER: Same as applicant
PREMISES AFFECTED: 2426 N. Albany Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 6.61' to 1.5', north setback from 5' to 3', rear setback from 15.43' to 2.5' for a proposed two-story single family residence with a rooftop stair enclosure, deck, trellis and two-car garage and a spiral stair located on the North West corner.
Withdrawn

260-17-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: Sky Real Estate, LLC- Series 2340 N. Albany
OWNER: Same as applicant
PREMISES AFFECTED: 2426 N. Albany Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 117.52 square feet to zero for a proposed two-story, single family residence with a roof top stair enclosure, deck, trellis and two-car garage and an open spiral stair case located on the North West corner.
Withdrawn

261-17-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: Sky Real Estate, LLC Series 2340 N. Albany
OWNER: Same as applicant
PREMISES AFFECTED: 2430 N. Albany Avenue
SUBJECT: Application for a variation to reduce the south setback from the required 5' to zero for the subdivision of a lot. The existing three-story, four dwelling unit building will remain.
Withdrawn

262-17-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: Sky Real Estate, LLC Series 2430 N. Albany
OWNER: Same as applicant
PREMISES AFFECTED: 2430 N. Albany Avenue
SUBJECT: Application for a variation to reduce the lot area from the required 4,000 square feet to 3,605 square feet for the subdivision of a lot. The existing three-story, four dwelling unit building will remain.
Withdrawn

346-17-S **ZONING DISTRICT: B3-2** **WARD: 44**
APPLICANT: Sam Sanchez
OWNER: JB at Clark Corporation
PREMISES AFFECTED: 3524 N. Clark Street
SUBJECT: Application for a special use to establish an outdoor roof top patio on an existing one story restaurant.
Continued to October 20, 2017 at 9:00 a.m.

386-17-Z **ZONING DISTRICT: B3-1** **WARD: 36**
APPLICANT: Claudia Marchan
OWNER: Same as applicant
PREMISES AFFECTED: 5749 W. Fullerton Avenue
SUBJECT: Application for a variation to establish a public place of amusement license for a proposed banquet hall which shall be located within 125' of a residential zoning district.
Continued to October 20, 2017 at 9:00 a.m.

387-17-S **ZONING DISTRICT: B3-1** **WARD: 36**
APPLICANT: Claudia Marchan
OWNER: Jennifer Ramsaroop
PREMISES AFFECTED: 5717 W. Fullerton Avenue
SUBJECT: Application for a special use to establish six required off-site parking spaces to serve a proposed banquet hall located at 5749 W. Fullerton Avenue.
Continued to October 20, 2017 at 9:00 a.m.

394-17-Z **ZONING DISTRICT: RT-4** **WARD: 47**
APPLICANT: Dynaprop XXXI: 1254 W. Winnemac, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1254 W. Winnemac Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from the required 40.8' to 28.71' to convert the existing two-story two-dwelling unit building to five dwelling units with a rear three-story addition, a third floor addition with roof top stair enclosures and five unenclosed parking spaces.
Approved with conditions by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

395-17-Z **ZONING DISTRICT: RT-4** **WARD: 47**
APPLICANT: Dynaprop XXXI: 1254 W. Winnemac, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1254 W. Winnemac Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 353.6 square feet to 300.67 square feet to convert an existing two-story, two dwelling unit building to a three-story, five-dwelling unit building with a rear three-story addition, a third floor addition with roof top stair enclosures and five unenclosed parking spaces.
Approved with conditions by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

402-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Bissell Partners, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2042 N. Bissell Avenue
SUBJECT: Application for a variation to reduce the north setback from the required 2' to zero, (south to be 2.81') combined side setback from 4.4' to 2.81' for a proposed fourth story addition to an existing three-story, three dwelling unit building.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

403-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Bissell Partners, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2042 N. Bissell Street
SUBJECT: Application for a variation to increase the existing floor area by no more than 15% from 2,674.29 square feet to 3,007.67 square feet for a proposed fourth story addition to the existing three-story, three dwelling unit building.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

404-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Bissell Partners, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2042 N. Bissell Street
SUBJECT: Application for a variation to increase the existing height by no more than 10% from 38' to 41.67' for a proposed fourth story addition to the existing three-story, three dwelling unit building.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

415-17-Z **ZONING DISTRICT: RM-4.5** **WARD: 44**
APPLICANT: 744 Buckingham Place, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 742 W. Buckingham Place
SUBJECT: Application for a variation to reduce the front setback from the required 8' to 3', combined side setback from 6.4' to 5.8', rear setback from 39.10' to zero for a proposed four-story, four dwelling unit building with a detached garage and one parking space carport.
Continued to October 20, 2017 at 9:00 a.m.

416-17-Z **ZONING DISTRICT: RM-4.5** **WARD: 44**
APPLICANT: 744 Buckingham Place, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 742 W. Buckingham Place
SUBJECT: Application for a variation to reduce the rear setback from the required 39.10' to zero, east setback from 2.6' to zero for a proposed detached four car garage and a one parking space carport.
Continued to October 20, 2017 at 9:00 a.m.

417-17-Z **ZONING DISTRICT: RM-4.5** **WARD: 44**
APPLICANT: 744 Buckingham, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 742 W. Buckingham Place
SUBJECT: Application for a variation to reduce the rear yard open space from the required 276.26 square feet to zero for a proposed four car garage and a one parking space carport.
Continued to October 20, 2017 at 9:00 a.m.

448-17-Z ZONING DISTRICT: B3-2 WARD: 2
APPLICANT: 1220 NBA, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1220 N. Bosworth Avenue
SUBJECT: Application for a variation to reduce the private yard area per unit from the required 200 square feet to 174 square feet for a proposed three-story, twenty-three dwelling unit town house building with twenty-three attached garages, side open stairway and roofdecks. **Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

449-17-Z ZONING DISTRICT: B3-2 WARD: 2
APPLICANT: 1220 NBA, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1220 N. Bosworth Avenue
SUBJECT: Application for a variation to relocate all of the required private yard areas on the second floor roof deck of a proposed three-story, twenty-three dwelling unit town house building with twenty-three attached garages, side open stairway and roof decks. **Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

450-17-Z ZONING DISTRICT: B3-2 WARD: 2
APPLICANT: 1220NBA, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1220 N. Bosworth Avenue
SUBJECT: Application for a variation to eliminate the one required loading berth for a proposed three-story, twenty-three dwelling unit town house building with twenty-three attached garages, side open stairway and roof decks. **Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and 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 Williams. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams. Meeting went into closed session at 6:45 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams). Meeting returned to open session at 7:00 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of July 21, 2017 made by the Chairman. Second by Flores. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

The Chairman moved to recess at 7:05 PM. Second by Williams. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams. Meeting adjourned.